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INSTRUMENT # 2016018730 5 PG(S)
February 18, 2016 08:36:02 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$7,700.00



Prepared by and return to:

e Andrew J. Britton, Esquire
Andrew J. Britton, P.A.
401 Johnson Lane, Suite 102
Venice, FL 34285
(941) 408-8008

Property Appraiser's Parcel ID No. 0791020004

WARRANTY DEED

THIS WARRANTY DEED, made February 12, 2016, between Warm Mineral Springs Motel, Inc., a Florida corporation, with offices at 12597 Tamiami Trail South, Venice, FL 34287, Grantor, and North Port Investment One LLC, a Florida limited liability company, Grantee, with offices at 14106 US Highway 19, Hudson, Florida, 34667.

THE Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains and sells to said Grantee and Grantee's successors and assigns forever the land situated in Sarasota County, Florida, as described in Exhibit "A" attached hereto and made part hereof, and more commonly known as 12597 Tamiami Trail South, North Port, Florida, 34287.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

Said Grantor hereby covenants with the Grantee that it is lawfully seized of said land in fee simple; that it has a good right and lawful authority to sell and convey the said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

This conveyance constitutes the disposition of substantially all of the assets of Grantor, and has been approved by all of the directors and shareholders of Grantor in accordance with Sec. 607.1202 F.S., as evidenced by the resolution and consent marked as Exhibit B and attached hereto and made a part hereof.

Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.


This conveyance is subject to the following: (1) Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same: (2) Zoning and other governmental regulations, and: (3) Taxes and assessments for 2016 and subsequent years.


TO HAVE AND TO HOLD, the same in fee simple forever.

EXECUTED February 12, 2016

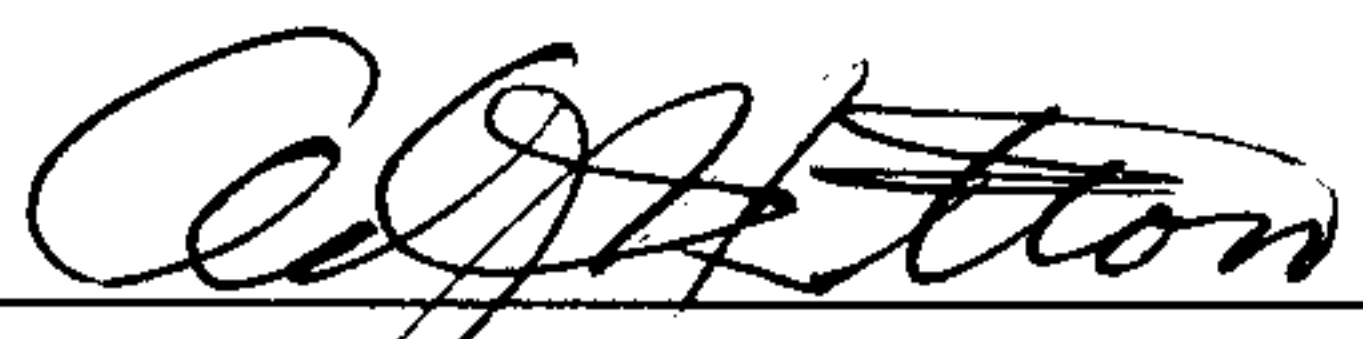
Signed, sealed, and delivered
in the presence of:

WARM MINERAL SPRINGS MOTEL, INC.
a Florida corporation


witness name printed Werner Untieser

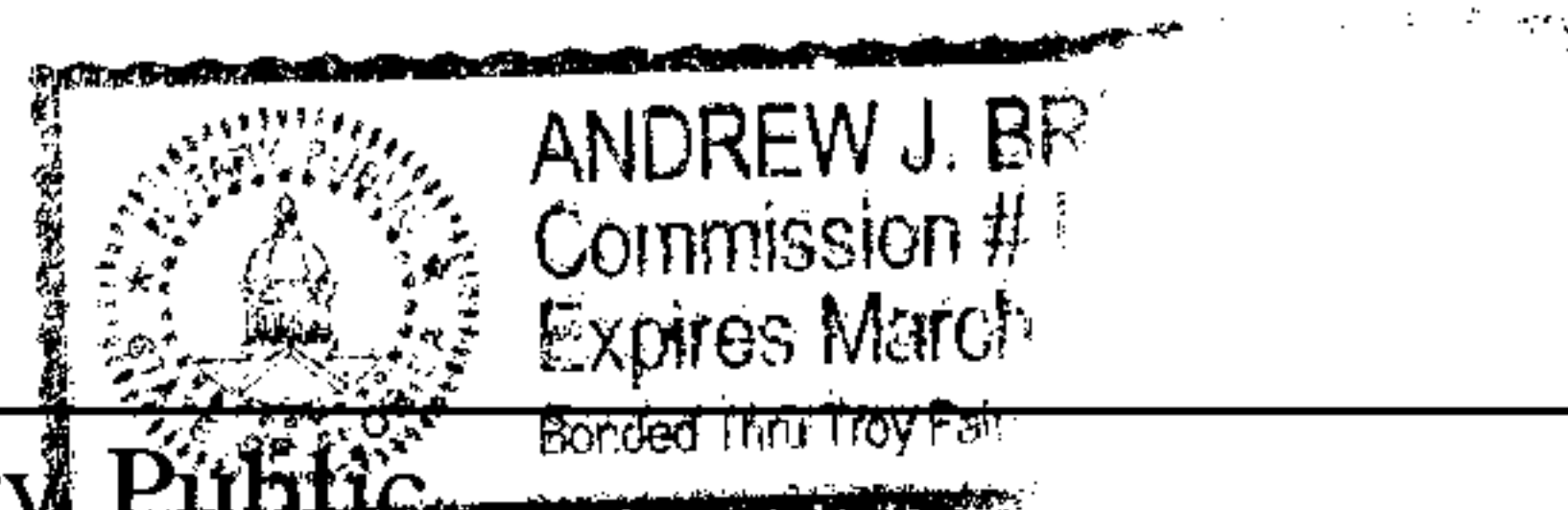

By: Gerhard G. Karl, President

“Grantor”


witness name printed ANDREW D. BRUTTON

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12th day of February, 2016, by Gerhard G. Karl, as President of Warm Mineral Springs Motel, Inc., a Florida corporation, who is personally known to me or who has produced N/A as identification.



Notary Public
My Commission expires:

EXHIBIT "A"

DESCRIPTION:

Lots 1, 2, 3, and 28, Block 1, Unit 78, WARM MINERAL SPRINGS as per plat thereof, recorded in Plat Book 9, Pages 7 and 7A, of the Public Records of Sarasota County, Florida. ALSO, a tract of land 285 feet by 200 feet lying on the Westerly side of Ortiz Blvd. at the intersection of Ortiz Blvd. and U.S. 41, said tract of land being more particularly described as follows: Beginning at the Intersection of the Westerly R/W line of Ortiz Blvd., and the Northerly R/W line of U.S. 41 (Tamiami Trail); thence N 86 deg. 03' W., along said Northerly R/W line 285 feet; thence N 02 deg. 45' W 200 feet; thence S 86 deg. 03' E 285 feet to the Westerly R/W line of Ortiz Blvd.; thence S 2 deg. 45' E along said R/W line 200 feet to the POB. All lying and being in Section 36, Township 39 South, Range 20 East, Sarasota County, Florida, LESS the following described parcel of land: Beginning at the intersection of the West Line of Ortiz Blvd. with the N line of Tamiami Trail (U.S. 41) thence North 86 deg. 03' West along said Tamiami Trail, 285 feet; thence North 2 deg. 45' West parallel to the West Line of Ortiz Blvd., 50.34 feet; thence South 86 deg. 03' East parallel to the North line of the Tamiami Trail, 285 feet to the West line of Ortiz Blvd.; thence South 2 deg. 45' East along the West line of Ortiz Blvd., 50.34 feet to the POB, per deed recorded May 9, 1957, O.R. Book 31, Page 489, and corrective deed recorded July 3, 1957, O.R. Book 42, Page 265, Public Records of Sarasota County, Florida.

AND:

A part of a vacated 20 ft. wide alley per Resolution recorded in Official Records Instrument No. 2016012159, of the Public Records of Sarasota County, Florida, situated within Block 1, WARM MINERAL SPRINGS, Unit No. 78, as shown on the plat thereof recorded in Plat Book 9, Page 7, of the Public Records of Sarasota County, Florida, described as follows:

Begin at the Southwest corner Lot 3, Block 1, WARM MINERAL SPRINGS, Unit No. 78, as shown on the plat thereof recorded in Plat Book 9, Page 7, of the Public Records of Sarasota County, Florida; thence S.86°03'00"E., along the South line of said Lot 3, a distance of 65.07 feet to the Southeast corner of said Lot 3, same being a point on the boundary line of said Plat of WARM MINERAL SPRINGS, Unit No. 78; thence S.02°45'00"E., along said boundary line of the plat of WARM MINERAL SPRINGS, Unit No. 78, same being the easterly terminus of a 20 ft. wide alley, a distance of 20.14 feet, to the Northeast corner of Lot 28, of said Block 1, WARM MINERAL SPRINGS, Unit No. 78; thence N.86°03'00"W., along the North line of said Lot 28, a distance of 67.42 feet to the Northwest corner of said Lot 28; thence N.03°57'00"E, along the northerly extension of the West line of said Lot 28, a distance of 20.00 feet to the POINT OF BEGINNING.

Being in Section 36, Township 39 South, Range 20 East, Sarasota County, Florida.

Parcel Contains 1.7716 Acres, or 77,172 Square Feet±.

Subject to a Blanket Easement for Cable TV recorded in Official Records Book 2182, Page 1742, Public records of Sarasota County, Florida.

CERTIFICATE OF INCUMBENCY, CORPORATE RESOLUTION
AND CONSENT OF SHAREHOLDERS OF
WARM MINERAL SPRINGS MOTEL, INC.
TO SALE OF SUBSTANTIALLY ALL CORPORATE ASSETS

I HEREBY CERTIFY that I am the duly elected and qualified Secretary of Warm Mineral Springs Motel, Inc., a Florida corporation (the "Corporation"), and the keeper of the records and corporate seal of the Corporation.

I DO HEREBY FURTHER CERTIFY;

1. That the following is a list of active officers of the Corporation, all of whom are incumbent and have not resigned or been removed from their duties:

President: Gerhard G. Karl

Vice President/Secretary: Vivienne S. Karl

2. The Corporation is duly organized, validly existing and in good standing under the laws of Florida and has all necessary corporate powers to own its properties and to operate its business as now owned and operated by it.

3. That the following is a true and correct copy of a resolution duly adopted at a meeting of the Board of Directors of the Corporation, held in accordance with the Charter and Bylaws of the Corporation, at the offices of the Corporation on the 2nd day of September, 2015.

BE IT RESOLVED, that the Board of Directors of the Corporation deems it advisable and hereby approves the sale of the real property owned by the Corporation located at 12597 Tamiami Trail, North Port, Florida (the "Property"), which is substantially all of the assets of the Corporation, to Vijay Patel, or his assigns, for \$1,100,000, pursuant to the terms and conditions set out in that certain Commercial Contract between the Corporation, as Seller, and Vijay Patel or assigns, as Buyer, dated August 18, 2015 (the "Contract"); and

BE IT FURTHER RESOLVED, that Gerhard G. Karl, as the President of the Corporation, is hereby authorized and empowered to contract for, sell and convey, and to sign all relevant documents on behalf of the Corporation in connection with the sale and conveyance of the Property, including the Contract, Deed, Bill of Sale and Closing Statement, and to do any and all things which the signing party may deem to be necessary or desirable to carry out the Corporation's obligations under the Contract.

BE IT FURTHER RESOLVED, that neither the Articles of Incorporation nor the Bylaws of the Corporation prohibit the foregoing, that such sale is in the best interests of the Corporation and has been made for valuable consideration, the receipt and sufficiency of which is hereby acknowledged and approved.

4. The undersigned, being all of the Directors of the Corporation have authorized and approved the transaction described above.

SHAREHOLDERS' CONSENT

5. After receiving notice of the proposed shareholders' meeting in accordance with Chapter 607, Florida Statutes, Gerhard G. Karl and Vivienne S. Karl, who are all of the Shareholders of the Corporation, consented to the transaction described above, and by their signatures below, Gerhard G. Karl and Vivienne S. Karl evidence their consent to the above actions. This written consent shall have the same effect as a unanimous vote, may be recorded in the Public Records of Sarasota County, Florida, and shall be filed with the minutes of the Corporation.

IN WITNESS WHEREOF, we have hereunto affixed our hands and seals on this 2nd day of September, 2015.

WARM MINERAL SPRINGS MOTEL, INC.

Vivienne S. Karl
Vivienne S. Karl, Secretary
(Corporate Seal)

Gerhard G. Karl
Gerhard G. Karl, Director

Vivienne S. Karl
Vivienne S. Karl, Director

Gerhard G. Karl
Gerhard G. Karl, Shareholder

Vivienne S. Karl
Vivienne S. Karl, Shareholder