

Prepared By: Lawrence M. Hankin, Esq.  
Hankin and Hankin  
6841 Energy Ct.  
Lakewood Ranch , FL 34240  
File Number: 11176-L  
Parcel ID #: 0104-16-0001  
Sales Price: \$960,000.00

3/23/2016 2:08 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1965179

**SPECIAL WARRANTY DEED Doc Stamp-Deed: \$6,720.00**

**THIS SPECIAL WARRANTY DEED**, dated this 21 day of March, 2016 by 6895 South Trail, LLC, a Florida Limited Liability Company, whose post office address is: 3854 Royal Hammock Blvd, Sarasota, FL 34240, hereinafter called the GRANTOR, to MC OCALA COMPANY LLC, a Florida Limited Liability Company, whose post office address is 7902 Round Bank, Houston, TX 77064, hereinafter called the GRANTEE: (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:** That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Sarasota County, Florida, viz:

Exhibit "A" attached hereto

Subject to the terms and conditions of the aforesaid, and all amendments thereto; all valid conditions, restriction, limitations and easements of records, if any, but this provision shall not operate to reimpose same; and taxes subsequent to 2015.

**SUBJECT TO** covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2016 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

**AND THE GRANTOR** hereby covenants with said GRANTEE that except as above noted, that the GRANTOR hereby warrants the title to said land, and will defend the same, against the lawful claims of all persons claiming by, through or under GRANTOR.

**IN WITNESS WHEREOF**, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Lawrence M. Hankin  
Print Name: LAWRENCE M. HANKIN

6895 South Trail, LLC, a Florida  
Limited Liability Company

Stavros Nikias  
Print Name: STAVROS NIKIAS

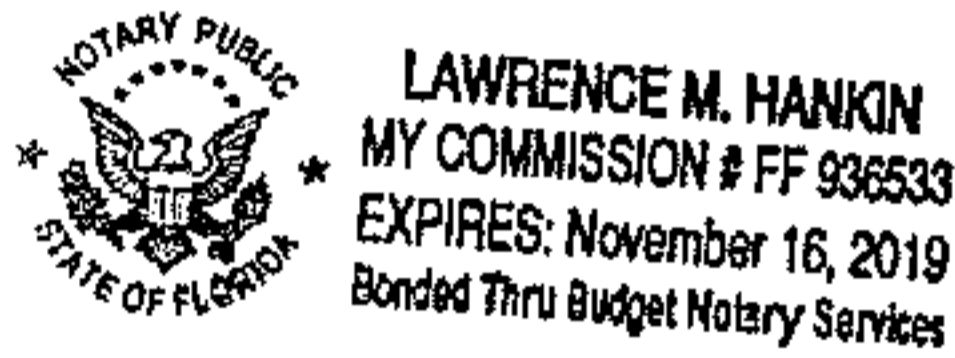
Harry Nikias  
By: Harry Nikias, Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 21 day of March, 2016 by HARRY NIKIAS, as Manager of 6895 South Trail, LLC, a Florida Limited Liability Company, who is personally known to me:  or who has produced a driver's license as identification: \_\_\_\_\_.

(NOTARY SEAL)

Lawrence M. Hankin  
Notary Signature



\_\_\_\_\_  
(Type, Print or Stamp Name)

I am a Notary Public in and for the  
State of Florida and my commission  
expires on: \_\_\_\_\_.

EXHIBIT "A"

LEGAL DESCRIPTION

Begin at a Point where the North line of N 1/2 of SE 1/4 of SW 1/4 of SE 1/4 of Section 17, Township 37 South, Range 18 East, intersects the Easterly line of Tamiami Trail; thence South 89 degrees 29 minutes 09 seconds East along said North line of N 1/2 of SE 1/4 of SW 1/4 of SE 1/4 and along North line of N 1/2 of S 1/2 of SE 1/4 of SE 1/4 of said Section 17, 279.85 feet to the Northwest corner of Lot 1, South Retreat Subdivision, recorded in Plat Book 10, Page 37, Public Records of Sarasota County, Florida; thence South 0 degrees 07 minutes 09 seconds East along the West line of said Lot 1, 149.15 feet to the North line of Reynolds Street (as shown on said Plat of South Retreat Subdivision); thence North 89 degrees 34 minutes 09 seconds West along said North line of Reynolds Street, 150.66 feet to Easterly line of said Tamiami Trail; thence North 44 degrees 32 minutes 09 seconds West along said Easterly line of Tamiami Trail, 65.53 feet; thence North 38 degrees 49 minutes 09 seconds West along said Easterly line of Tamiami Trail, 133.25 feet to the Point of Beginning.