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RECORDED IN OFFICIAL RECORDS  
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KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$10,675.00



Prepared by and return to:

Richard D Saba  
Attorney at Law  
Richard D. Saba, P.A.  
2033 Main Street Suite 400  
Sarasota, FL 34237  
941-952-0990  
Consideration Paid: \$1,525,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 28th day of April, 2016 between Knights Associates, L.L.L.P., a Florida limited liability limited partnership, whose post office address is c/o Hembree & Assoc., Inc., 1335 Second Street, Sarasota, FL 34236, grantor, and Laurel Road Storage, LLC, a Florida limited liability company, whose post office address is 409 Vanderkloot Drive, Osprey, FL 34229, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

**PARCEL NO.1:**

**BEGIN AT THE NE CORNER OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S 1°03'08" E ALONG THE EAST LINE OF SAID SECTION 33, 553.93 FEET; THENCE N 89°33'25" W, 162.46 FEET; THENCE S 1°03'08" E 233.07 FEET; THENCE N 89°33'25" W, 162.47 FEET; THENCE N 1°03'08" E, 787.00 FEET TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°33'25" E ALONG SAID NORTH LINE 324.93 FEET TO THE P.O.B. LESS LANDS DESCRIBED IN O.R. BOOK 2122, PAGE 2266, O.R. BOOK 2432, PAGE 1341 AND O.R. BOOK 2114, PAGE 1543, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

**TOGETHER WITH PARCEL NO. 3:**

**BEGIN AT THE NE CORNER OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S 1°03'08" E ALONG THE EAST LINE OF SAID SECTION 33, 553.93 FEET TO AN IRON PIPE FOR A POINT OF BEGINNING (P.O.B.); THENCE CONTINUE S 1°03'08" E 135.00 FEET, MORE OR LESS TO THE WATERLINE OF AN EXISTING LAKE; THENCE MEANDERING WESTERLY ALONG THE WATERLINE OF THE AFOREMENTIONED LAKE APPROXIMATELY 160 FEET TO AN IRON PIPE; THENCE N 1°03'08" E 180 FEET TO AN IRON PIPE; THENCE S 89°33'25" E, 162.46 FEET TO THE POINT OF BEGINNING (P.O.B.) LESS THE PORTION THEREOF CONVEYED TO THE CITY OF VENICE IN O.R. BOOK 2114, PAGE 1539 AND O.R. BOOK 2114, PAGE 1541, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

**TOGETHER WITH EASEMENTS RESERVED IN DEEDS RECORDED IN O.R. BOOK 2114, PAGE 1539, O.R. BOOK 2114, PAGE 1541, AND O.R. BOOK 2114, PAGE 1543, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Parcel Identification Number: 0387010005

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the 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, 2015.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Knights Associates, L.L.L.P., a Florida limited liability limited partnership

By: Knights Management Associates, LLC, a Florida limited liability company, as a MANAGING GENERAL PARTNER

Witness #1 Signature: [Signature]  
Witness #1 Printed Name: Robert Waininger  
WITNESS #1 as to Knights Management

By: [Signature]  
Betsy Kane-Hartnett, Manager

Witness #2 Signature: [Signature]  
Witness #2 Printed Name: Betsy Kane-Hartnett  
WITNESS #2 as to Knights Management

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of April, 2016 by Betsy Kane-Hartnett, Manager of Knights Management Associates, LLC, a Florida limited liability company, as a Managing General Partner of Knights Associates, L.L.L.P., a Florida limited liability limited partnership, on behalf of the LLC and the partnership. She  is personally known to me or [ ] has produced her Florida driver's license as identification.



[Signature]

Notary Public

Printed Name: MICHELE B. GRIMES

My Commission Expires: 10.31.2019

Signed, sealed and delivered in our presence:

Knights Associates, L.L.L.P., a Florida limited liability limited partnership

By: Ruben-Holland Management, LLC, a Florida limited liability company, as a MANAGING GENERAL PARTNER

Witness #1 Signature: Robin L. Spinks  
Witness #1 Printed Name: ROBIN L. SPINKS  
WITNESS #1 as to Ruben-Holland Management

By: Roger L. Holland  
Roger L. Holland, Manager

Witness #2 Signature: Rachel Elliott  
Witness #2 Printed Name: RACHEL ELLIOTT  
WITNESS #2 as to Ruben-Holland Management

State of PENNSYLVANIA  
County of YORK

The foregoing instrument was acknowledged before me this 26 day of April, 2016 by Roger L. Holland, Manager of Ruben-Holland Management, LLC, a Florida limited liability company, as a Managing General Partner of Knights Associates, L.L.L.P., a Florida limited liability limited partnership on behalf of the LLC and the partnership. He  is personally known to me or  has produced his \_\_\_\_\_ driver's license as identification.

[Notary Seal]

Rachel Elliott  
Notary Public

Printed Name: RACHEL ELLIOTT

My Commission Expires: 01/16/19

