

6/14/2016 2:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1995594

Doc Stamp-Deed: \$0.70

Instrument Prepared By:

Stradley Ronon Stevens & Young, LLP
2005 Market Street, Suite 2600
Philadelphia, PA 19103
(215) 564-8589

Record and Return To:

Land Services USA, Inc.
1835 Market Street, Suite 420
Philadelphia, PA 19103
Attn: _____
Phone: _____
Fax: _____

Parcel I.D. Nos.:

2025130099
2025130103
2025130078

Prior Instrument Reference:

Instrument No. 2006101292

Property Address:

1012 N. Tamiami Trail, Sarasota, FL 34236 (Duns No. 06132633)

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 5th day of May, 2016, to be effective as of March 31, 2016, between **SUNOCO, INC. (R&M)**, a Pennsylvania corporation, with a business address of 1375 Market Street, Suite LL, Philadelphia, PA 19103 (hereinafter referred as "Grantor"), and **SUNOCO RETAIL LLC**, a Pennsylvania limited liability company, with a business address of 3801 West Chester Pike, Newtown Square, PA 19073 (hereinafter referred to as "Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns

forever, the real property situated, lying and being in Sarasota County, Florida, as more particularly described on Exhibit "A" attached hereto and made a part hereof.

UNDER AND SUBJECT to any and all easements, reservations, covenants, conditions, restrictions, agreements and all other matters which are of record.

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

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


AND Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor.


[SIGNATURES APPEAR ON FOLLOWING PAGE(S)]


IN WITNESS WHEREOF, Grantor has caused this Deed to be duly executed the day and year above set forth.

WITNESSES:

SUNOCO, INC. (R&M)
a Pennsylvania corporation


Name: MICHAEL DEGENNARO
[legibly printed name of witness]

By: 
Name: John P. Steel
Title: Manager, Strategic Portfolio
Administration & Divestment


Name: Madelyn Maloy
[legibly printed name of witness]

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF DELAWARE :

On this 5 day of May, 2016, before me, a Notary Public, the undersigned personally appeared John P. Steel, who acknowledged himself to be the Manager, Strategic Portfolio Administration & Divestment, of Sunoco, Inc. (R&M), a Pennsylvania corporation, and that he as such Manager, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Manager.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Marsha Connolly
Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Marsha Connolly, Notary Public
Newtown Twp., Delaware County
My Commission Expires Oct. 1, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

Legal Descriptions

Parcel I

Duns No. 06132633

(Sarasota)

Lots 12,13,15 and 16, of Block 6, of BOULEVARD ADDITION to the CITY OF SARASOTA, as per Plat thereof recorded in Plat Book 1, Page 212, of the Public Records of Manatee County, Florida and Plat Book A, Page 31, of the Public Records of Sarasota County, Florida.

ALSO

A portion of Lot 14 of Block 6 of BOULEVARD ADDITION to the CITY OF SARASOTA, Florida, lying in Section 18, Township 36 South, Range 18 East, according to a plat appearing of record in Plat Book 1, at Page 56 of the Public Records of Sarasota County, Florida said portion of said Lot 14 being designated by metes and bounds as follows: Commence 2 feet North of the SE corner of said Lot 14; run thence North along the East line of said Lot 14 to the NE corner of said Lot; thence West along the North line of said Lot 14, to the NW corner of said Lot; thence South along the West line of said Lot 14, a distance of 16.5 feet to a point; thence following a curve appearing upon said plat in the form of a dotted line from the last point mentioned to the Point of Beginning, said dotted line being parallel to the present railroad tracks of the City Terminal Spur and 21 feet therefrom at all point. A survey or plat of this tract being recorded in Plat Book 1, Page 56, of the Public Records of Sarasota County, Florida. **LESS** that part of the above-described property lying within 40 feet each side of the survey line of State Road 45, Section 1702 deeded for use of State Road Department of Florida and recorded in Deed Book 367, Page 263, Public Records of Sarasota County, Florida.

Parcel II

Duns No. 06132633

(Sarasota)

Lots 10 and 11, Block 6, BOULEVARD ADDITION TO SARASOTA, as per Plat thereof recorded in Plat Book 1, Page 212 of the Public Records of Manatee County, Florida, and Plat Book "A", Page 31 of the Public Records of Sarasota County, Florida.

LESS AND EXCEPTING those parcels conveyed by Emro Marketing Company to the City of Sarasota by Warranty Deed dated August 4, 1987 known as parcels TE-001, TE-002 and TE-003 as recorded in O.R. Book 1983, Pages 2681, 2682 and 2683 respectively.

AND ALSO LESS AND EXCEPTING therefrom that parcel conveyed by Emro Marketing Company to the City of Sarasota by General Warranty Deed dated January 27, 1998, more particularly described as follows:

Commence at the intersection of the West boundary of Lot 13, Block 6, of Boulevard Addition to the City of Sarasota, as recorded in Plat Book 1, Page 212, of the Public Records of Manatee County, Florida and Plat Book A, Page 31, of the Public Records of Sarasota County, Florida, and the north right-of-way line of 10th Street; thence North 00° 05' 11" West along the West boundary of Lots 11, 12 and 13 of said Block 6, a distance of 144.02 feet to the Northwest corner

of Lot 11 of said Block 6; said point being the POINT OF BEGINNING; thence continue North $00^{\circ} 05' 11''$ West along the West boundary of Lot 13 of said Block 6, a distance of 49.99 feet; thence departing said West boundary South $48^{\circ} 54' 12''$ East, a distance of 39.91 feet; thence North $89^{\circ} 49' 29''$ East, a distance of 100.02 feet; thence North $54^{\circ} 15' 32''$ East, a distance of 27.62 feet to a point along the West right-of-way line of Oregon Court; thence South $00^{\circ} 03' 49''$ West along said West right-of-way line, a distance of 99.48 feet; thence departing said West right-of-way line North $58^{\circ} 08' 42''$ West, a distance of 25.31 feet; thence South $89^{\circ} 49' 29''$ West, a distance of 124.70 feet; thence South $59^{\circ} 17' 13''$ West, a distance of 7.20 feet to the POINT OF BEGINNING.

TOGETHER WITH all right, title and interest of grantor in that certain 16 foot wide alley which was vacated pursuant to Ordinance No. 98-4040 recorded in O. R. Book 3092, page 1676.