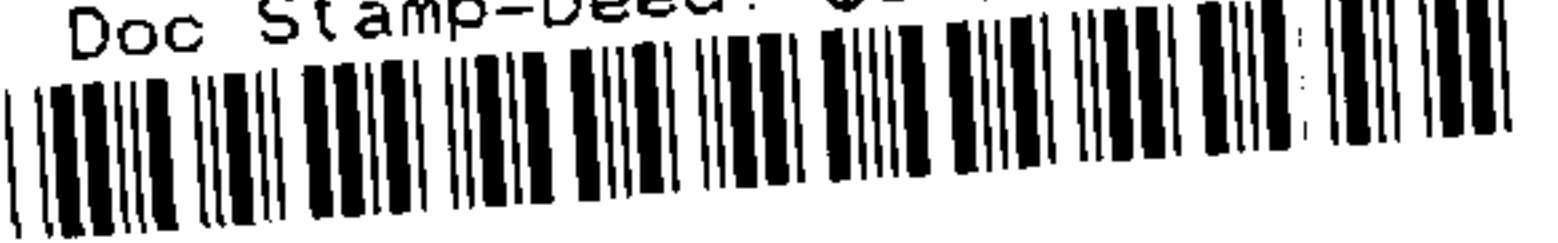


RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016156158 4 PG(S)  
December 19, 2016 12:20:46 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Prepared by Daniel J. Perka, Esq.  
Return to University Title Services, LLC  
14400 Covenant Way  
Lakewood Ranch, FL 34202

Doc Stamp-Deed: \$35,000.00  


Parcel ID: 0189060002  
Sales Price: \$5,000,000

## WARRANTY DEED

THIS WARRANTY DEED, is made this 16<sup>th</sup> day of December, 2016, by **SMR/OSPREY 1, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 14400 Covenant Way, Bradenton, Florida 34202, and 6751 PPW, LLC, a Florida limited liability company, whose address is 5969 Cattleridge Boulevard, Suite 200, Sarasota, Florida 34232 ("**Grantee**").

## WITNESSETH

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever the following described real property in Sarasota County, Florida:

Lot 2, LAKEWOOD RANCH CORPORATE PARK, UNIT 6, PHASE II, a Commercial Subdivision, according to the plat thereof recorded in Plat Book 42, Pages 23, 23-A through 23-D, of the Public Records of Sarasota County, Florida.

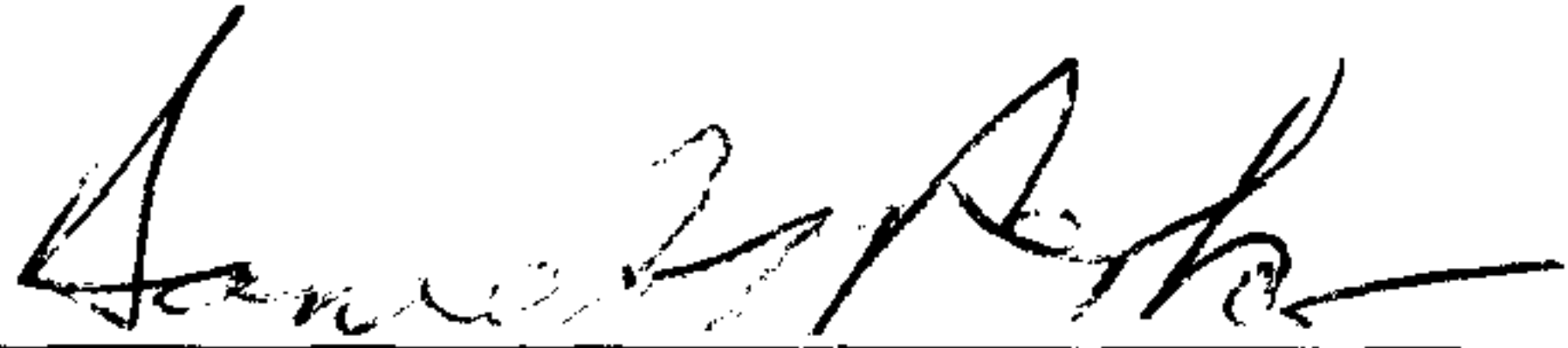
To have and hold the same in fee simple forever.

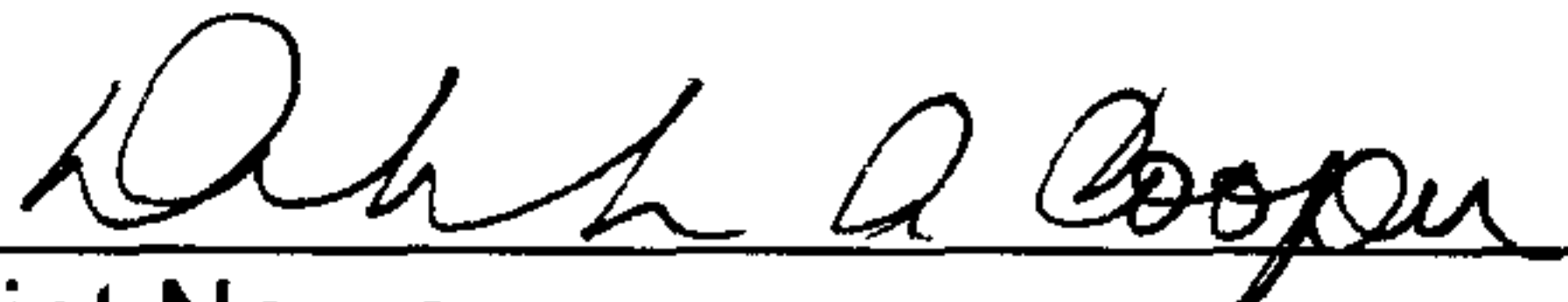
The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor does hereby fully warrant title to the Land and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is made subject to the matters set forth on **Exhibit A** attached hereto ("Permitted Exceptions").

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the day and year first above written.

**WITNESSES:**

  
Print Name: DANIEL J PELT

  
Print Name: Deborah A. Cooper

**GRANTOR:**

SMR/OSPNEY 1, LLC,  
a Florida limited liability company

By its Member:


SMR/Osprey MM, LLC,  
a Florida limited liability company

By its Member:

SMR Investment Properties, LLC,  
a Florida limited liability company

By its Member:

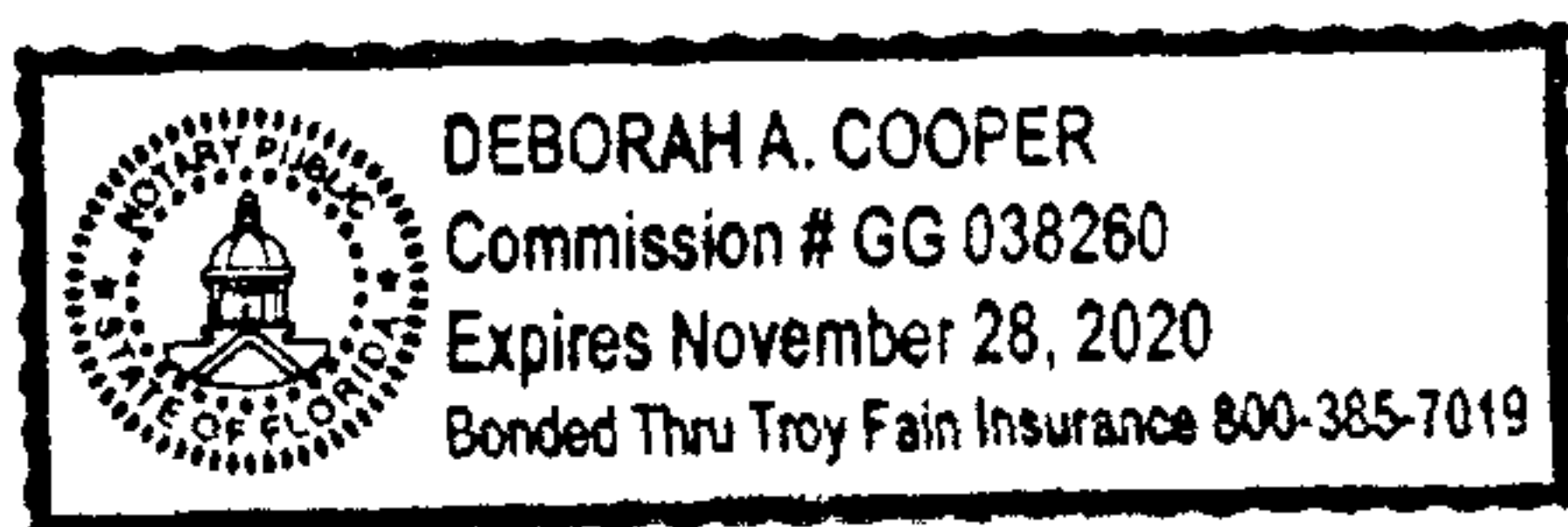
Schroeder-Manatee Ranch, Inc.,  
a Delaware corporation


By:   
Rex E. Jensen  
Its: President

STATE E OF FLORIDA:  
COUNTY OF MANATEE:

The foregoing instrument was sworn to and subscribed before me this 16<sup>th</sup> day of DECEMBER, 2016, by Rex E. Jensen, President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, as the Member of SMR Investment Properties, LLC, a Florida limited liability company, as Member of SRM/Osprey MM, LLC, a Florida limited liability company, as Member of SMR/Osprey 1, LLC, a Florida limited liability company, on behalf of the limited liability company.

✓ He is personally known to me OR        has produced N/A as identification.



  
Notary Public  
Deborah A. Cooper  
Printed Name



**EXHIBIT A**  
**LIST OF PERMITTED TITLE EXCEPTIONS**

1. General real estate taxes for 2017 not yet due and payable.
2. Restrictions, covenants, ,conditions and casements as contained in the instrument recorded in Official Records Book 2854, Page 1888, as supplemented and amended in the Public Records of Sarasota County, Florida.
3. Matters shown on the Plat of Lakewood Ranch Corporate Park Unit 6, Phase II, a Commercial Subdivision recorded in Plat Book 42, pages 23, 23-A through 23-D, of the Public Records of Sarasota County, Florida.
4. Notice to Purchaser recorded in Official Records Instrument Number 2001106289, of the Public Records of Sarasota County, Florida.
5. Conservation Easement between Lakewood Ranch Corporate Park and Sarasota County recorded in O.R. Instrument No. 2001111541, of said records.
6. Sarasota County Ordinance No. 92-057, a Development Order for University Place Development of Regional Impact recorded in Official Records Book 2458, Page 419 superseded and rescinded by Sarasota County Ordinance No. 95-071, recorded in Official Records Book 2779, Page 175 and Sarasota County Ordinance No. 93-035, amending said Development Order and changing the project name to Lakewood Ranch Corporate Park, recorded in Official Records Book 3100, Page 2238, Notice of Adoptions of Amendments recorded in Official Records Instrument No. 2008121356 and Ordinance No. 2008-097, Amending and Restating the Development Order recorded in Official Records Instrument No. 2008123537 of the Public Records of Sarasota County, Florida.
7. Notice of Stipulations and Limitations recorded in Official Records Book 2871, Page 1269 and Official Records Book 3107, Page 1255 of the Public Records of Sarasota County, Florida.
8. Drainage Easement Agreement granted to Sarasota Polo Enterprises and Polo Ranches of Sarasota, Inc., recorded in Official Records Book 2602, Page 709, of the Public Records of Sarasota County, Florida.
9. Notice of Provisions of an Agreement for Temporary Sewer Service between Manatee County, Sarasota County and Schroeder-Manatee Ranch recorded in Official Records Book 2916, Page 1470, of the Public Records of Sarasota County, Florida.

10. Easement granted to Florida Power & Light Company recorded in Official Records Instrument Number 2002042675 of the Public Records of Sarasota County, Florida.
11. Covenants, conditions, restrictions and easements contained in Special Warranty Deed from Lakewood Ranch Corporate Park, Inc., a Florida corporation to Lake Osprey Holdings, LLC, a Florida limited liability company, PR Holdings, LLC, a Florida limited liability company and CLL, LLC, a Florida limited liability company recorded August 17, 2001 in Official Records Instrument No. 2001118756, as amended.
12. Declaration of Restrictive Covenant recorded in Official Records Instrument No. 2006126824, of said records.
13. Notice of Lessor recorded in Official Records Instrument No. 2010028881, of said records