

Doc Stamp-Deed: \$0.70



Prepared by and return to:

Stephen K. Boone

Attorney at Law

Boone, Boone, Boone & Koda, P.A.

1001 Avenida Del Circo

Venice, FL 34285

941-488-6716

File Number: B12-15742 Will

Call No.:

NOTE TO CLERK: THIS DEED IS BEING EXECUTED, DELIVERED AND RECORDED TO COMPLETE AN I.R.C. SECTION 1031 REVERSE EXCHANGE, THEREFORE MINIMUM DOCUMENTARY STAMPS ARE DUE PURSUANT TO TECH. ASSIS. ADVISEMENT NO. 01B4-001.

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Warranty Deed

This Warranty Deed made this 27th day of March, 2017 between The Parking Company, a Florida corporation whose post office address is 2831 Ringling Blvd., #210-D, Sarasota, FL 34237, grantor, and 51 Broad Avenue, LLC, a New Jersey limited liability company whose post office address is 452 Bayshore Drive, Venice, FL 34285, 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:

A parcel of land lying within Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, said parcel of land being more particularly described as follows:

From the intersection of the center line of the right of way of Seaboard Coastline Railroad and the center line of U.S. Highway 41, By Pass, bear North 35° 48' 50" West, along said center line of U.S. Highway 41, By Pass, a distance of 968.94 feet; thence North 54° 11' 10" East, a distance of 53.00 feet to Northeasterly right of way line of said Highway 41, By Pass, and to the Point of Beginning. Thence North 35° 48' 50" West, along said Northeasterly right of way line, a distance of 102.00 feet; thence North 54° 11' 10" East, a distance of 300.00 feet; thence South 35° 48' 50" East, a distance of 400.00 feet; thence South 54° 11' 10" West, a distance of 300.00 feet to the said Northeasterly right of way line of U.S Highway 41 By Pass; thence North 35° 48' 50" West, along said Northeasterly right of way line, a distance of 298.00 feet to the Point of Beginning.

Parcel Identification Number: 0428-03-0003

Subject to taxes for 2017 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, 2016**.

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:

Theresa Weiser
Witness Name: Theresa Weiser

Ann K. Downer
Witness Name: Ann K. Downer

The Parking Company, a Florida corporation
David D. Bone
David D. Bone, President

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 27th day of March, 2017 by David D. Bone, President of The Parking Company, a Florida corporation, on behalf of the corporation, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Ann K. Downer
Notary Public

Printed Name: Ann K. Downer

My Commission Expires: Oct. 2, 2017