

Prepared without benefit of title examination by:
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PIN: 2028130073, 2028130072, 2028130071,
2030130029, 0090100011, 0090101036,
0090101038, 0090101043, 0090101044,
0090101045, 0090101046, 0090101048,
0090101049, 0090101050, 0090101051,
0090101053, 0090101056, 0090101057
Sales Price: \$100.00

4/18/2017 12:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2101141

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS WARRANTY DEED is made this 17th day of April, 2017, by Bonus Properties, Inc., a Florida Corporation, whose post office address is PO Box 966, Conway, Arkansas 72033, hereinafter called Grantor, to CENTENNIAL BANK, an Arkansas State Chartered Banking Corporation, whose post office address is PO Box 966, Conway, Arkansas 72033, hereinafter called Grantee:

(Wherever 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 corporation)

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, State of Florida, viz:

SEE ATTACHED EXHIBIT A

SUBJECT TO taxes for the current and subsequent years.
SUBJECT TO valid easements, restrictions and reservations of record.

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, and hereby 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.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

BONUS PROPERTIES, INC.

Connie Bacher
Print Name: Connie Bacher

BY Meresa Lankford
Meresa Lankford, authorized agent

Daisy N Hartberger
Print Name: Daisy N Hartberger

STATE OF Florida
COUNTY OF POIK

THE FOREGOING INSTRUMENT was acknowledged before me on this ___ day of April, 2017 by MERESA LANKFORD, as authorized agent of Bonus Properties, Inc., a Florida Corporation, who is personally known to me: X or who has produced a driver's license as identification: ___.

(NOTARY SEAL)

Connie Bacher
Connie Bacher
(Type, print or stamp name)

CONNIE BACHER
Notary Public - State of Florida
Commission # FF164278
My Commission Exp. Dec. 8, 2018

I am a Notary Public of the State of Florida,
and my commission expires on 12.8.18.

EXHIBIT A

Parcel 1

Lot 4, Block D, AUDUBON PLACE, as per plat thereof recorded in Plat A, Page 22, of the Public Records of Sarasota County, Florida, Less and except that portion of the property deeded to the State of Florida Dept. of Transportation in Official Records Book 1757, Page 1309, of the Public Records of Sarasota County, Florida, described as: Commence at the SW corner of Lot 9, Block D, Audubon Place as per plat thereof recorded in Plat Book A, Page 22, of the Public Records of Sarasota County, Florida; run thence N 00°04'35" E 218.27 feet to a Point of Beginning; thence S 89°53'31" E 11.0 feet; thence N 00°06'30" E 100.01 feet; thence N 57°20'43" E 43.01 feet to the beginning of a curve concave to the Southwesterly having a radius of 1578.02 feet; thence from a tangent bearing of S 71°39'35" E run Southeasterly along said curve 129.54 feet thru a central angle of 04°42'12" to a point on said curve; thence S 39°57'58" E 29.43 feet; thence N 00°01'45" E 177.98 feet; thence S 89°55'00" W 187.12 feet; thence S 00°04'35" W 232.57 feet to the Point of Beginning.

and

Lot 5, Block D, AUDUBON PLACE, as per plat thereof recorded in Plat A, Page 22, of the Public Records of Sarasota County, Florida, Less that portion conveyed to the State of Florida Dept. of Transportation in Official Records Book 1747, Page 2133, of the Public Records of Sarasota County, Florida.

and

Lot 6, Block D, AUDUBON PLACE, as per plat thereof recorded in Plat A, Page 22, of the Public Records of Sarasota County, Florida.

and

That portion of Lot 3, Block D, AUDUBON PLACE in Section 20, Township 36 South, Range 18 East, as per plat thereof recorded in Plat Book 1, Page 169 1/2, of the Public Records of Manatee County, Florida and Plat Book A, Page 22, of the Public Records of Sarasota County, Florida, being described as follows: Commence at the SE corner of said Lot 3; thence along the South line of said Lot 3, S 89°55'00" W, 31.32 feet to a point on the Southerly existing right of way line of State Road 780 (per Section 17040-2517 (2508) for a Point of Beginning; thence continue S 89°55'00" W, 45.92 feet; thence N 00°04'35" E, 18.29 feet to said Southerly existing right of way line and the beginning of a curve concave Southwesterly; thence along said Southerly existing right of way line the arc of said curve to the right, having a radius of 1578.02 feet, a central angle of 01°47'36", an arc length of 49.39 feet, the chord for which bears S 68°19'54" E to the end of said curve and to the Point of Beginning.

Parcel 2

Lots 1 through 15, inclusive, and Lots 17, 19, 21, 23, 25, 27 and 29, Block F, Plat of Avion, according to the Map or Plat thereof, as recorded in Plat Book 1, Pages 112 and 113 of the Public Records of Sarasota County, Florida; Less that portion of Lots 1 through 4, Block F, Plat of Avion, deeded to the State of Florida for the use and benefit of the State of Florida Department of Transportation by deed recorded in Official Records Book 1868, Page 2422, of the Public Records of Sarasota County, Florida

Parcel 3

Lots 14 & 15, Wipke Industrial Park, according to the plat thereof recorded in Plat Book 21, Pages 10 and 10A, of the Public Records of Sarasota County, Florida

Parcel 4

Lots 7 and 8, Block 4, Sarasota-Venice Company's Subdivision of Section 10, Township 37 South, Range 18 East, as per plat thereof recorded in Plat Book A, Page 69, of the Public Records of Sarasota County, Florida.

LESS right-of-way conveyed to State of Florida by Warranty Deed recorded in Deed Book 270, Page 494, of the Public Records of Sarasota County, Florida.

ALSO LESS land described in Official Records Book 2089, Page 2452, and Official Records Book 2121, Page 2883, of the Public Records of Sarasota County, Florida

Now described as:

Sawyer Oaks Professional Park Phase 1, a commercial condominium according to the Declaration of Condominium recorded in Instrument Number 2005055215, recorded in Condominium Book 37, Page 31, as amended in Condominium Book 38, Page 22, Public Records of Sarasota County, Florida.

ALSO LESS: Units 1-A, 1-B, 2-A, 2-B, 2-C, 3-A, 3-B, 3-C, 3-D, 3-E, 4-A, 4-B, 4-C, Building 5, 6-A, 6-B, 6-C, 6-D and 6-E

and

Sawyer Oaks Professional Park Phase 2, a commercial condominium according to the Declaration of Condominium recorded in Instrument Number 2005285251, recorded in Condominium Book 38, Page 46, Public Records of Sarasota County, Florida.

LESS: 7-A, 7-B, 7-C, 8-A, 8-B, 8-C

and

Sawyer Oaks Professional Park Phase 3, a commercial condominium according to the Declaration of Condominium recorded in Instrument Number 2006035091, recorded in Condominium Book 39, Page 9, Public Records of Sarasota County, Florida

LESS: 9-A, 9-B, 9-C, 10-A, 10-B, 10-C, 12-A, 12-B, 12-C

and

Sawyer Oaks Professional Park Phase 4, a commercial condominium according to the Declaration of Condominium recorded in Instrument Number 2007103951 recorded in Condominium Book 40, Page 48, Public Records of Sarasota County, Florida.

LESS: 13-L

Parcel 5

The Commerce Plaza (Located at Triple Diamond), a condominium of Lots 19, 20, & 21, Triple Diamond Commerce Plaza, a subdivision recorded at Plat Book 43, Page 48, recorded in Instrument Number 2005228287, recorded in Condominium Book 38, Page 18, Public Records of Sarasota County, Florida.

LESS: 1-A, 2-A, 6-A, 7-A, 1-B, 2-B, 3-B, 4-B, 5-B, 6-B, 7-B.

CORPORATE RESOLUTION

I CERTIFY THAT on the 17TH day of April, 2017, at a Special Meeting of the sole Shareholder of Bonus Properties, Inc., a Florida corporation, the "Corporation", duly called and held at the office of the Corporation, in Sarasota, Florida, at which the sole Shareholder was present and voting throughout, on Motion duly made:

It was:

RESOLVED:

That the Corporation through the following appointed agent, make, execute and deliver to any purchaser deeds, affidavits, closing disclosures, closing statements, and any and all other documents reasonably necessary to convey real property owned by the Corporation to said purchasers:

MERESA LANKFORD

And it was further,

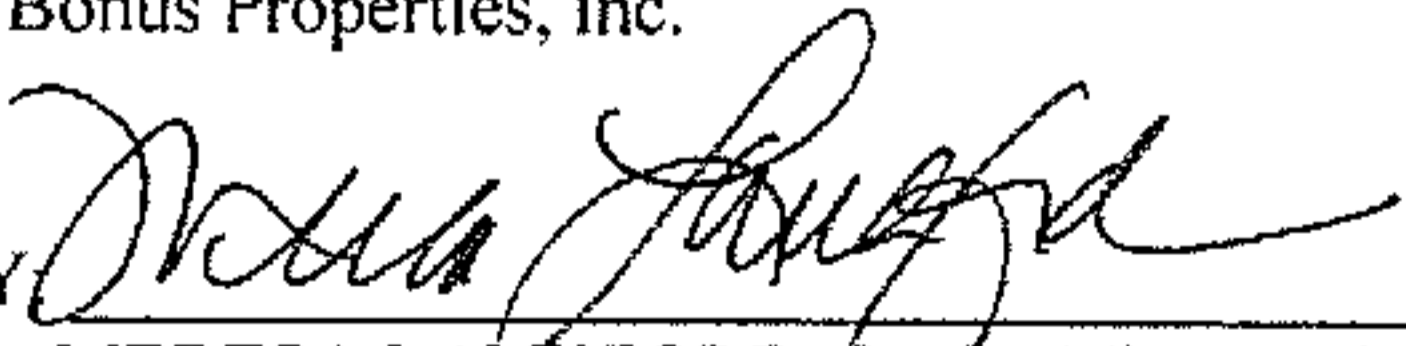
RESOLVED:

That purchasers of real property from the Corporation may rely upon a copy of this Resolution, certified by the sole Shareholder of the Corporation, as evidence of the authority of said agents of the Corporation to act in the foregoing, and that said certified copy of this Resolution shall be conclusive evidence that this Resolution stands unimpaired and unrevoked.

And I do further certify that the foregoing resolution was validly adopted, is within the powers of the shareholders of the Corporation, and is now in full force and effect. And I do further certify that the foregoing resolution was entered upon the minutes of the Corporation on the date and for the meeting herein specified, and that the foregoing is a true and correct copy of said resolution as it appears on the records of the Corporation. I further certify that the Corporation has not been dissolved or its charter canceled or annulled and no proceeding is pending for dissolution or annulment.

IN WITNESS WHEREOF, I have hereunto affixed my signature and Seal of the Corporation, in Sarasota, Sarasota County, Florida, this 17TH day of April, 2017.

CENTENNIAL BANK, as successor by merger to
The Bank of Commerce, Inc., the sole Shareholder
of Bonus Properties, Inc.

BY 
MERESA LANKFORD, Senior Vice President