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INSTRUMENT # 2017049619 3 PG(S)
April 21, 2017 04:53:45 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 364-2765
Attention: **Juan C. Villaveces, Esq.**

Doc Stamp-Deed: \$12,415.20


Consideration: \$1,773,569.00
Doc. Stamps: \$12,415.20
Recording: \$27.00

WARRANTY DEED

This Warranty Deed is made effective this 21st day of April, 2017, by SRQ Gulf Coast Real Estate, Inc., a Florida corporation ("Grantor") to West Florida Distributors, Inc., a Florida corporation, whose post office address is 4500 Carmichael Avenue, Sarasota, FL 34234 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

See Exhibit "A" attached hereto.

The Property Appraiser's Parcel Identification Number for the above described real property is 0027040002.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

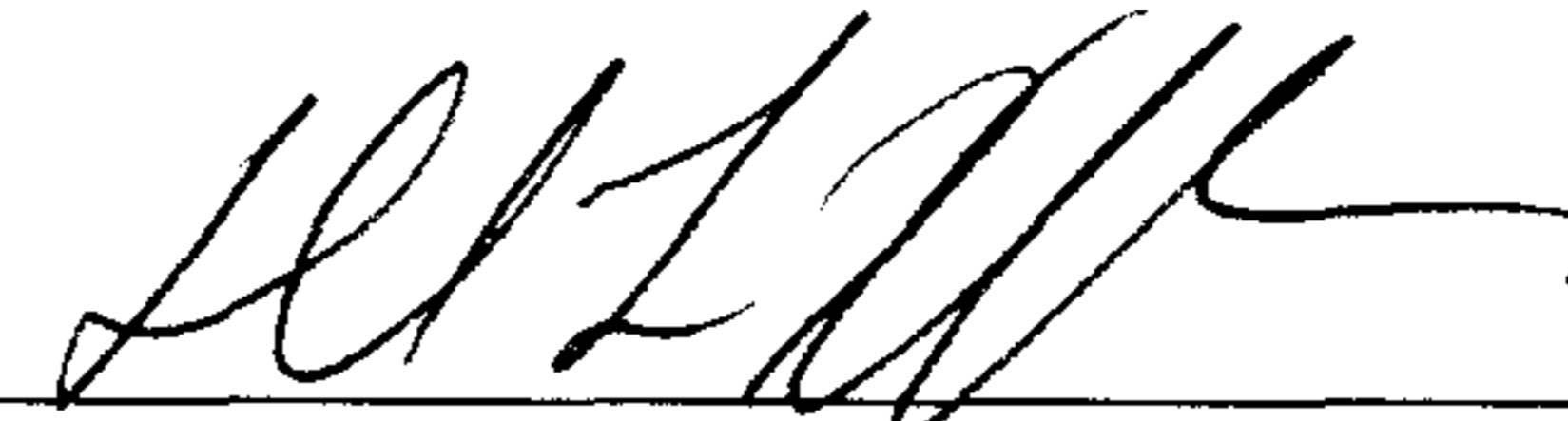
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.


W21428-202863 ent
RETURN TO: SHUMAKER, LOOP & KENDRICK, LLP

WITNESSES:

SRQ Gulf Coast Real Estate, Inc., a Florida corporation


Print Name: Jami S. Maginness

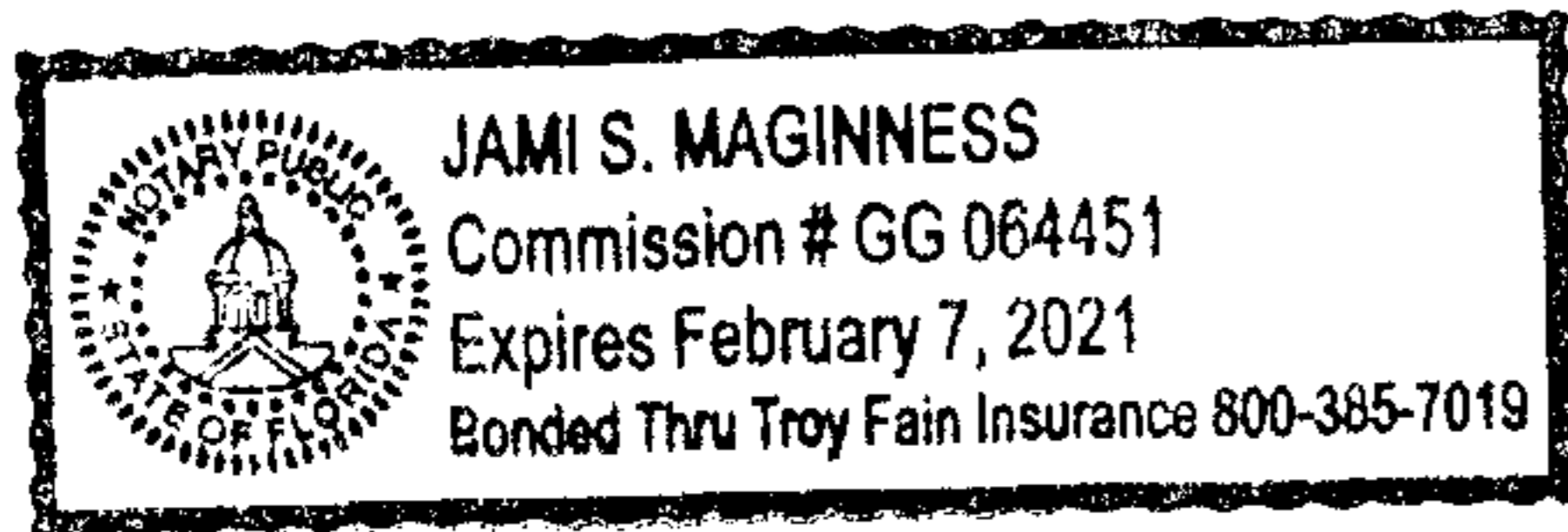
By 
David L. Koffman, as its President



Print Name: Juan C. Villaveces

Address: 4500 Carmichael Avenue
Sarasota, FL 34234

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 20th day of April, 2017, by David L. Koffman, as President of SRQ Gulf Coast Real Estate, Inc., a Florida corporation.




Notary Public **Jami S. Maginness**
Print Name: _____
My Commission Expires: _____

Personally Known (OR) Produced Identification
Type of identification produced DL Drivers License

(JCV\jasm\W21428-202863)

Exhibit "A"

Parcel of land situate, lying and being in the NW 1/4 of Section 8, Township 36 South, Range 18 East, Sarasota County, Florida, and described as follows:

Commence at the NW corner of the NW 1/4 of Section 8; thence N 89°09'04" E along said Northerly line a distance of 778.05 feet to the Westerly right of way line of Carmichael Avenue (60 feet wide) (the following 2 calls are along said right of way line); thence S 00°42'09" E a distance of 615.61 feet to the located Point of Beginning; running thence S 00°42'09" E, a distance of 224.95 feet to a point on a curve of which the radius point lies N 25°57'47" W a radial distance of 453.34 feet; thence Southwesterly along the arc through a central angle of 03°42'06", a distance of 29.29 feet; thence S 67°44'19" W, a distance of 128.48 feet to the P.C. of a curve to the left, having a central angle of 10°41'29", and a radius of 503.34 feet; thence Southwesterly along the arc a distance of 93.92 feet; thence N 00°42'09" W, a distance of 325.65 feet; thence N 89°09'04" E, a distance of 230.00 feet to the Point of Beginning.

Also:

South 1/2 of Lot 49, all Lots 50, 51 and 52, of Tampa Southern Railroad Company's Industrial Subdivision in SW 1/4 of SW 1/4 of Section 5 and NW 1/4 of NW 1/4 of Section 8, Township 36 South, Range 18 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the SW corner of Section 5, Township 36 South, Range 18 East; thence Northerly along West line of said Section 5, 84.3 feet; thence with an angle of 89°11' to right, run Easterly 547.2 feet; thence with an angle of 90°08' to the right, run Southerly 350 feet for the Point of Beginning; thence continue Southerly 350 feet; thence with an angle of 90°08' to the left, run Easterly 230 feet; thence with an angle of 89°52' to the left, run Northerly 350 feet; thence with an angle of 90°08' to the left, run Westerly 230 feet to the Point of Beginning.