

5/16/2017 3:29 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2112230

Consideration: \$9,740,000.00
Documentary Stamps: \$68,180.00
Recording Fee: \$18.50

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Will McComb, Esq.
3700 South Tamiami Trail, Suite 200
Sarasota, FL 34239
17-9440-001A

Doc Stamp-Deed: \$68,180.00

Property Appraiser's Parcel ID No.: 0080240016 and 0080240005
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of May, 2017, by and between **ODYSSEY HOTEL BETA, INC., A FLORIDA CORPORATION**, whose address is **5311 Ocean Boulevard, Sarasota, FL 34242** (hereinafter "GRANTOR"), and **SKRS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **PO Box 25334, Sarasota, FL 34277** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

PARCEL 1:

LOTS 33 AND 34, BLOCK 17, SARASOTA BEACH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 76 THROUGH 81, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 2:

LOTS 14, 15 AND 16, TOGETHER WITH PORTIONS OF LOTS 13, 17 AND 18, BLOCK 15, SARASOTA BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 76 THROUGH 81, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALL BEING AND LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 18, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 18, 15.00 FEET FOR A P.O.B.; THENCE N 14 DEGREES 35' 47" E, 164.70 FEET TO A POINT OF THE NORTH LINE OF LOT 13, THENCE N 88 DEGREES 42' E ALONG SAID NORTHERLY LOT LINE OF LOT 13, 121.1 FEET TO THE NORTHEAST CORNER OF LOT 13; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF BLOCK 15 FOR THE FOLLOWING CALLS: SOUTHERLY ALONG A CURVE CONCAVE TO WEST (R-570') 225.44 FEET TO A P.C.C.; THENCE ALONG CURVE CONCAVE TO THE N.W. (R-10', DELTA ANGLE-116 DEGREES 20') FOR 20.3 FEET TO A PRC.; THENCE WESTERLY ALONG CURVE CONCAVE TO S.W. (R-830') FOR 205.00 FEET TO THE P.O.B.

BEING AND LYING IN SECTIONS 11 AND 12, TOWNSHIP 37 SOUTH, RANGE 17 EAST, SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual executing this instrument on behalf of Grantor covenants and agree that he is the President of the Grantor, and has full right and authority to execute this instrument on behalf of Grantor.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) William McComb

ODYSSEY HOTEL BETA, INC., A FLORIDA CORPORATION

Printed Name William McComb

By: Basil Koumbis

(2) Michelle Konecny

Basil Koumbis
Its: President

Printed Name Michelle Konecny

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me this 15th day of May, 2017 by Basil Koumbis, as President of Odyssey Hotel Beta, Inc., a Florida corporation, who is personally known to me or who has produced a FLORIDA Driver's License as identification.

Michelle Konecny

Printed Name:
Notary Public
My Commission Expires: _____

