

DOC TAX \$.70
RECORD \$ 27.00



PARCEL ID NO.: 0047060002

Prepared by and return to:

WILLIAMS PARKER
HARRISON DIETZ & GETZEN

200 South Orange Avenue

Sarasota, Florida 34236

(941) 366-4800

Attention: Peter T. Currin, Esq.

QUIT CLAIM DEED

THIS INDENTURE, made June 16, 2017, by and between PIEDMONT OPERATING PARTNERSHIP, LP, a Delaware limited partnership, hereinafter referred to as Grantor, whose post office address is 11695 Johns Creek Parkway, Suite 350, Johns Creek, GA 30097 and SARASOTA COMMERCE CENTER 2, LLC, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 200 South Orange Avenue, Sarasota, FL 34236.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby release, remise and quitclaim to Grantee any and all of the right, title and interest of Grantor in and to the following described property situate in Sarasota County Florida:

A portion of Lots 30 and 31 Palmer Farms First Unit, recorded in Plat Book 2, Page 216, Public Records of Sarasota County, Florida, and a portion of said Lot 4, Sarasota Commerce Center Subdivision, as recorded in Plat Book 34, Page 17, Public Records of Sarasota County, Florida described as follows:

Commence at the Northeast corner of said Lot 4; thence, leaving said corner and along the North boundary line of said Lot 4, South 88° 31' 43" West, 300.48 feet to the Point of Beginning; said point lying on the arc of a curve to the right, whose center bears South 65° 50' 20" West, 536.01 feet; thence, in a Southerly direction, along the arc of said curve having a radius of 536.01 feet and a central angle of 22° 57' 44", 214.82 feet; thence, along a non-radial line to the last curve, North 83° 15' 17" West, 236.48 feet to its intersection with the arc of a curve to the left, whose center bears South 89° 49' 48" West, 491.00 feet; thence, in a Northerly direction, along the arc of said curve, having a radius of 491.00 feet and a central angle of 01° 16' 41", 10.95 feet to a point of compound curvature of a curve to the left; thence, in a Northwesterly direction, along the arc of said curve, having a radius of 260.00 feet and a central angle of 27° 20' 56", 124.11 feet to a point of

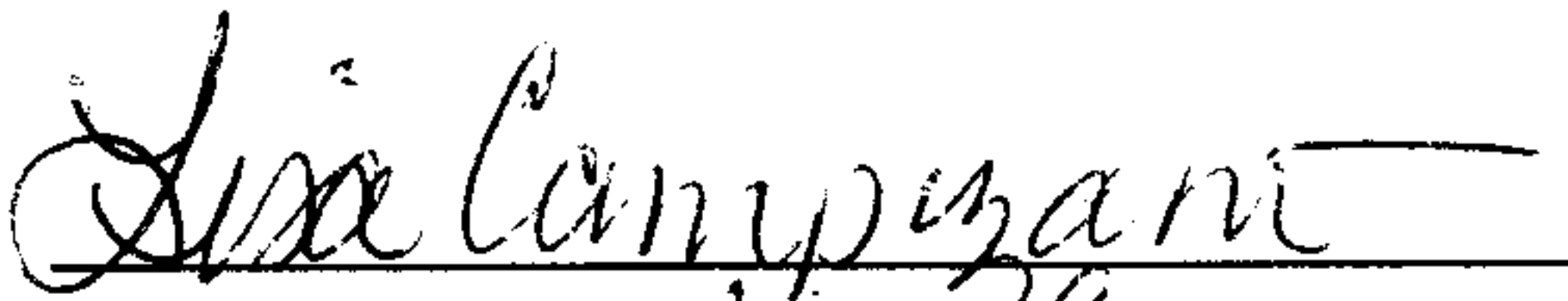
compound curvature of a curve to the left; thence, in a Northwesterly direction, along the arc of said curve, having a radius of 142.00 feet and a central angle of 01° 08' 36", 2.83 feet; thence, along a non-radial line to the last curve, North 45° 18' 51" East, 62.22 feet; thence N 44° 41' 09" W, 68.57 feet to its intersection with the easterly right of way line of Arthur Andersen Parkway (a 90' wide public r/w, platted as Electric Blvd); thence, along said Easterly right of way line, N 00° 18' 51" E, 24.80 feet; thence, leaving said Easterly right of way line, N 89° 41' 09" E, 187.57 feet; to a point lying on the arc of a curve to the right, whose center bears S 57° 19' 12" W 536.01 feet, thence in a Southeasterly direction, along the arc of said curve, having a radius of 536.01 feet and a central angle of 08° 31' 08", 79.70 feet to the Point of Beginning.

As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.


IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

PIEDMONT OPERATING PARTNERSHIP, LP,
a Delaware limited partnership

By: ~~PIEDMONT OFFICE REALTY TRUST,~~
INC., a Maryland corporation, general partner


Witness Name: Lisa Campanaro

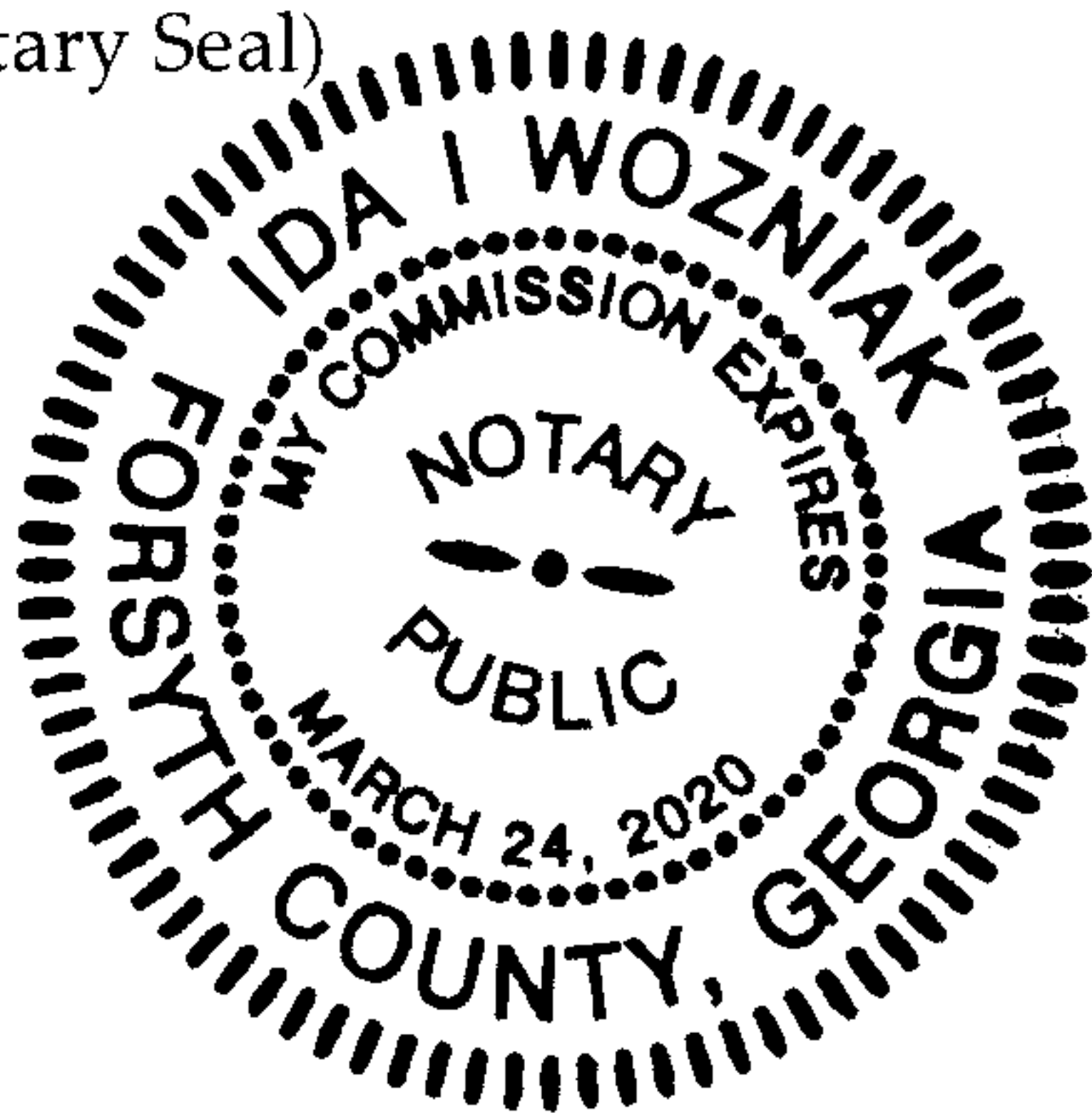
By: 
ROBERT E. BOWERS, as Executive Vice
President


Witness Name: T. Tealey

STATE OF GEORGIA
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me this 15th day of June, 2017 by ROBERT E. BOWERS, as Executive Vice President of PIEDMONT OFFICE REALTY TRUST, INC., a Maryland corporation and general partner of PIEDMONT OPERATING PARTNERSHIP, LP, a Delaware limited partnership, on behalf of the corporation and the partnership. He has produced a _____ as identification. If no identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Ida I. Wozniak
Signature of Notary Public

Ida I. Wozniak
Print Name of Notary Public

I am a Notary Public of the State of Georgia,
and my commission expires on March 24, 2020