3PP=$27.00
Docst=$525.00
Tyler
3

This instrument prepared by:
ALYSSA M. NOHREN, ESQ.
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
2033 Main St , Suite 600
Sarasota, FL 34237

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017111389 3 PG(S)
September 01, 2017 05:11:09 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $525.00

Property Appraiser's Parcel ID Numbers:0849-09-0008 and 0849-09-0010

CONSIDERATION
$75,000.00

WARRANTY DEED

THIS INDENTURE, effective this 31 day of August 2017, between VIPER COMMUNICATIONS, INC., a Missouri corporation whose address is Box 225, Osage Beach, MO 65065 (the "Grantor"), and FIORINI BROADCASTING, LLC, a Florida limited liability company, whose post office address is: P.O. Box 511776, Punta Gorda, FL 33951-1776 (the "Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, 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:

See the real property described in **Exhibit "A"** attached hereto which, by this reference is made a part of this Warranty Deed (the "Property").

SUBJECT to (1) real estate taxes and assessments for calendar year 2017 and subsequent years; (2) zoning and/or restrictions and prohibitions imposed by and governmental authority; and (3) restrictions, easements and other matters appearing of public record.

TO HAVE AND TO HOLD the above described Property, together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to said Property unto the said Grantee, its successors and assigns, in fee simple forever.

And the GRANTOR does hereby fully warrant title to the Property, and will defend the same against lawful claims of all persons whomsoever.

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:

Printed Name: Brittany Turbon

Printed Name: Lisa J. Durden

Printed Name: Courtney Robinett

Printed Name: Kellie A. Casey

VIPER COMMUNICATIONS, INC., a Missouri corporation

By: _____
Kenneth W. Kuenzie, as President

By: _____
Dennis J. Klautzer, as Vice President

{Notary Acknowledgments on Following Page}

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 31 day of August, 2017, by KENNETH W. KUENZIE, as President of VIPER COMMUNICATIONS, INC., a Missouri corporation ☐ who is personally known to me or ☐ who has produced Florida as identification.

ELISE J. DURANCEAU
MY COMMISSION # GG 074269
EXPIRES: March 8, 2021
Bonded Thru Budget Notary Services

Notary Public

STATE OF Missouri
COUNTY OF Camden

The foregoing instrument was acknowledged before me this 30th day of August, 2017, by DENNIS J. KLAUTZER, as President of VIPER COMMUNICATIONS, INC., a Missouri corporation ☐ who is personally known to me or ☐ who has produced Drivers ID as identification.

DEBRA L ANDERSON
Notary Public - Notary Seal
State of Missouri, Miller County
Commission Number 12651143
My Commission Expires Oct 6, 2020

Notary Public

EXHIBIT A

SARASOTA COUNTY PROPERTY:

A parcel of land lying and being in Section 29, Township 40 South, Range 20 East, Sarasota County, Florida being more particularly described as follows:

Commence at the Northwest corner of the East 1/2 of the Northeast 1/4 of Section 29, Township 40 South, Range 20 East; Thence, based on the earnings shown on Plat of Morris Industrial Park, Plat Book 28, Pages 18 and 18A, Public Records of Sarasota County, Florida, S 01°00'39" E along the West line of the East 1/2 of the Northeast 1/4 of said Section 29, a distance of 1278.24 feet to the centerline of South River Road (formerly Sate Road No. 777); Thence continue S 01°00'39" E, a distance of 70.51 feet to the Southeasterly right of way of said South River Road; Thence continue S 01°00'39" E and along the West boundary of a platted 60 foot wide private ingress and egress easement (Plat of Morris Industrial Park-Official Records Book 376, Page 106), a distance of 303.30 feet (Plat) to the Point of Beginning; Thence N 88°59'21" E along the Southerly boundary of Tract "B", said Plat of Morris Industrial Park a distance of 330.00 feet; Thence S 01°00'39" E, a distance of 330.00 feet; Thence S 88°59'21" W, a distance of 330.00 feet to the aforementioned West line of East 1/2 of the Northeast 1/4 of said Section 29, Thence N 01°00'39" W along said West line, a distance of 330.00 feet to the Point of Beginning.

And
A parcel of land lying and being in Section 29, Township 40 South, Range 20 East, Sarasota County, Florida being more particularly described as follows:

Commence at the Northwest corner of the East 1/2 of the Northeast 1/4 of Section 29, Township 40 South, Range 20 East; Thence based on the bearings shown on Plat of Morris Industrial Park, Plat Book 28, Pages 18 and 18A, Public Records of Sarasota County, Florida, South 01°00'39" East along the West line of the East 1/2 of the Northeast 1/4 of said Section 29, a distance of 1278.24 feet to the centerline of South River Road (formerly State Road No. 777); Thence continue South 01°00'39" East, a distance of 70.51 feet to the Southeasterly right-of-way of said South River Road; Thence continue South 01°00'39" East, and along the West boundary of a platted 60 foot wide private ingress and egress easement (Plat of Morris Industrial Park-Official Records Book 376, Page 106), a distance of 303.30 feet; thence North 88°59'21" East along the Southerly boundary of Tract "B", of said Plat of Morris Industrial Park, a distance of 330.00 feet, for a Point of Beginning; Thence continue on the South line of said Tract "B", North 88°5921" East, 330.00 feet; Thence leaving the South line of said Tract "B", and on the South line of said Plat of Morris Industrial Park, South 01°00'39" East, a distance of 330.00 feet; Thence leaving said South line of said Plat of Morris Industrial Park, South 88°59'21" West, a distance of 330.00 feet; Thence North 01°00'39" West, 330.00 feet to the Point of Beginning.

TOGETHER WITH: an Easement for Ingress and Egress as set forth and created by that certain Warranty Deed recorded June 21, 1962 in Official Records Book 376, Page 106, Public Records Of Sarasota County, Florida, over, under and across the lands described therein.