

2/7/2018 3:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2201869

Doc Stamp-Deed: \$0.70

Instrument Prepared By:

Stradley Ronon Stevens & Young, LLP
2005 Market Street, Suite 2600
Philadelphia, PA 19103
Attn: Caroline C. Gorman
(215) 564-8633

Record and Return To:

Stradley Ronon Stevens & Young, LLP
2005 Market Street, Suite 2600
Philadelphia, PA 19103
Attn: Caroline C. Gorman
(215) 564-8633
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Parcel I.D. Nos.:

2025130099
2025130103
2025130078

Prior Instrument Reference:

Instrument No. 2006101292

Property Address:

1012 N. Tamiami Trail, Sarasota, FL 34236 (Duns No. 06132633)

CORRECTIVE DEED

NOTE: THIS CORRECTIVE DEED IS BEING EXECUTED AND RECORDED FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION OF THE PREMISES CONTAINED IN THE DEED RECORDED ON JUNE 14, 2016, IN SARASOTA COUNTY, STATE OF FLORIDA, AS DOCUMENT ID NO. 2016073849.

THIS INDENTURE is made this 3rd day of January, 2018, to be effective as of January 3, 2018, between **SUNOCO (R&M), LLC**, a Pennsylvania limited liability company (formerly known (prior to conversion) as **SUNOCO, INC. (R&M)**, a Pennsylvania corporation), with a business address of 8020 Park Lane, Suite 200, Dallas, Texas 75231 (hereinafter referred as "Grantor"), and **SUNOCO RETAIL LLC**, a Pennsylvania limited liability company, with a

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40347-393

business address of 8020 Park Lane, Suite 200, Dallas, Texas 75231 (hereinafter referred to as "Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, the real property situated, lying and being in Sarasota County, Florida, as more particularly described on Exhibit "A" attached hereto and made a part hereof.

UNDER AND SUBJECT to any and all easements, reservations, covenants, conditions, restrictions, agreements and all other matters which are of record.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining thereto.

TO HAVE AND TO HOLD, the same in fee simple.

AND Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

[SIGNATURES APPEAR ON FOLLOWING PAGE(S)]

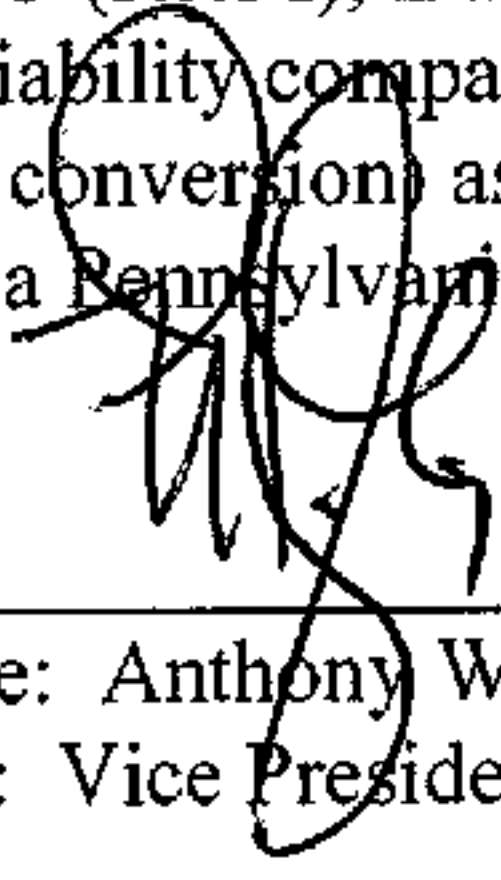
IN WITNESS WHEREOF, Grantor has caused this Deed to be duly executed the day and year above set forth.

WITNESSES:

SUNOCO (R&M), LLC, a Pennsylvania limited liability company, (formerly known (prior to conversion) as SUNOCO, INC. (R&M), a Pennsylvania corporation)

Aurelia Zaharia
Name: AURELIA ZAHARIA
[legibly printed name of witness]

Sandra & Carl
Name: SANDRA & CARL
[legibly printed name of witness]

By: 
Name: Anthony Williams
Title: Vice President

STATE OF :

: SS

COUNTY OF :

On this 3 day of January, 2018, before me, a Notary Public, the undersigned personally appeared Anthony Williams, who acknowledged himself to be the Vice President of Sunoco (R&M), LLC, a Pennsylvania limited liability company (formerly known (prior to conversion) as Sunoco, Inc. (R&M), a Pennsylvania corporation), and that he as such Vice President being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such Vice President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Marsha Connolly
Notary Public

My commission expires:

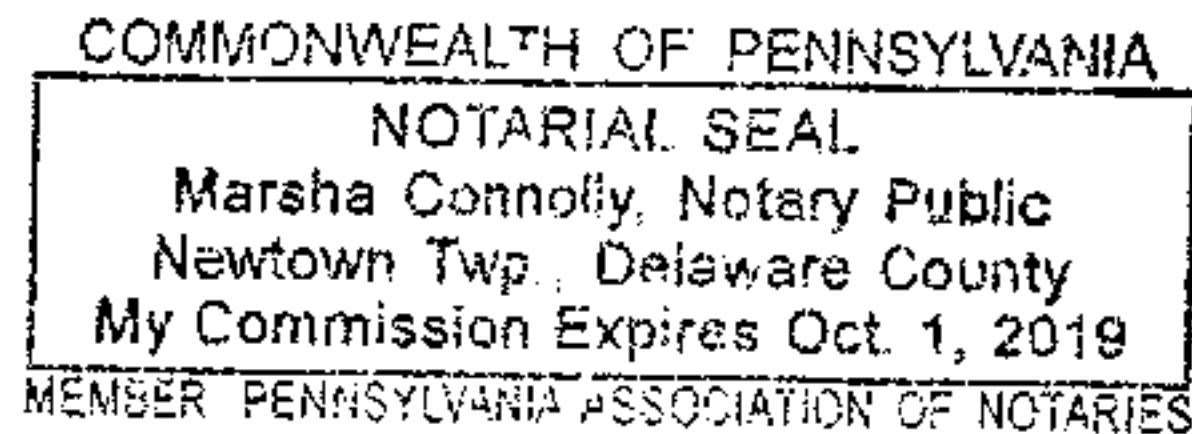


Exhibit A

Legal Descriptions

Parcel 1:

Lots 12,13,15 and 16, of Block 6, of BOULEVARD ADDITION to the CITY OF SARASOTA, as per Plat thereof recorded in Plat Book 1, Page 212, of the Public Records of Manatee County, Florida and Plat Book A, Page 31, of the Public Records of Sarasota County, Florida.
ALSO

A portion of Lot 14 of Block 6 of BOULEVARD ADDITION to the CITY OF SARASOTA, Florida, lying in Section 18, Township 36 South, Range 18 East, according to a plat appearing of record in Plat Book 1, at Page 56 of the Public Records of Sarasota County, Florida said portion of said Lot 14 being designated by metes and bounds as follows: Commence 2 feet North of the SE corner of said Lot 14; run thence North along the East line of said Lot 14 to the NE corner of said Lot; thence West along the North line of said Lot 14, to the NW corner of said Lot; thence South along the West line of said Lot 14, a distance of 16.5 feet to a point; thence following a curve appearing upon said plat in the form of a dotted line from the last point mentioned to the Point of Beginning, said dotted line being parallel to the present railroad tracks of the City Terminal Spur and 21 feet therefrom at all point. A survey or plat of this tract being recorded in Plat Book 1, Page 56, of the Public Records of Sarasota County, Florida.

LESS that part of the above-described property lying within 40 feet each side of the survey line of State Road 45, Section 1702 deeded for use of State Road Department of Florida and recorded in Deed Book 367, Page 263, Public Records of Sarasota County, Florida.

AND

LESS AND EXCEPT:

That portion of Lot 14, Block 6, Survey of Lot 14, Block 6, Boulevard Addition, a subdivision in Section 18, Township 36 South, Range 18 East, as per plat thereof recorded in Plat 1, Page 56, Public Records of Sarasota County, Florida. Being described as follows:

Commence at the southwest corner of said Section 18, also being the southeast corner of Section 13, Township 36 South, Range 17 East; thence along the south line of said Section 13, North 89°54'01" West a distance of 0.28 feet to the survey base line of State Road 45 (US 41); thence along said survey base line North 00°09'08" East a distance of 51.10 feet; thence South 89°50'52" East a distance of 40.00 feet to an intersection with the east existing right of way line of said State Road 45 [per Section 1702-110(204)] and the north existing right of way line of 10th Street (per said plat), also known as Prosperity Avenue (per Boulevard Addition to Sarasota, FLA., as per plat thereof recorded in Plat Book A, Page 31, Public Records of Sarasota County, Florida) for a POINT OF BEGINNING; thence along said east existing right of line North 00° 09'08" East a distance of 17.70 feet to the beginning of a curve having a radius of 94.00 feet; thence along the arc of said curve to the left a distance of 33.72 feet through a central angle of 20°33'20" with a chord bearing South 50°32'44" East to said north existing right of way

and the end of said curve and to the beginning of a curve having a radius of 636.15 feet; thence along said north existing right of way line the arc of said curve to the left a distance of 26.20 feet through a central angle of 02°21'35" with a chord bearing North 82°03'41" West to the end of said curve and to the POINT OF BEGINNING.

AND LESS AND EXCEPTING those parcels conveyed by Emro Marketing Company to the City of Sarasota by Warranty Deed dated August 4, 1987 known as parcels TE-001, TE-002 and TE-003 as recorded in O.R. Book 1983, Page 2680, at pages 2681, 2682 and 2683, respectively.

Parcel 2:

Lots 10 and 11, Block 6, BOULEVARD ADDITION TO SARASOTA, as per Plat thereof recorded in Plat Book 1, Page 212 of the Public Records of Manatee County, Florida, and Plat Book "A", Page 31 of the Public Records of Sarasota County, Florida.

AND ALSO LESS AND EXCEPTING therefrom that parcel conveyed by Emro Marketing Company to the City of Sarasota by General Warranty Deed dated January 27, 1998, more particularly described as follows: Commence at the intersection of the West boundary of Lot 13, Block 6, of Boulevard Addition to the City of Sarasota, as recorded in Plat Book 1, Page 212, of the Public Records of Manatee County, Florida and Plat Book A, Page 31, of the Public Records of Sarasota County, Florida, and the north right-of-way line of 10th Street; thence North 00° 05' 11" West along the West boundary of Lots 11, 12 and 13 of said Block 6, a distance of 144.02 feet to the Northwest corner of Lot 11 of said Block 6; said point being the POINT OF BEGINNING; thence continue North 00° 05' 11" West along the West boundary of Lot 13 of said Block 6, a distance of 49.99 feet; thence departing said West boundary South 48° 54' 12" East, a distance of 39.91 feet; thence North 89° 49' 29" East, a distance of 100.02 feet; thence North 54° 15' 32" East, a distance of 21.62 feet to a point along the West right-of-way line of Oregon Court; thence South 00° 03' 49" West along said West right-of-way line, a distance of 49.50 feet; thence departing said West right-of-way line North 58° 08' 42" West, a distance of 25.31 feet; thence South 89° 49' 29" West, a distance of 124.70 feet; thence South 59° 17' 13" West, a distance of 7.20 feet to the POINT OF BEGINNING.

TOGETHER WITH all right, title and interest of grantor in that certain 16 foot wide alley which was vacated pursuant to Ordinance No. 98-4040 recorded in O. R. Book 3092, page 1676, of the Public Records of Sarasota County, Florida.