

4/6/2018 3:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2224290

PREPARED BY AND RETURN TO:

ANN S. JOHNSON, ESQUIRE

DUNLAP & MORAN, P.A.

PO Box 3948

Sarasota, Florida 34230-3948

(941) 366-0115

File No. 16317-4

6334583DT

Doc Stamp-Deed: \$5,546.10

SPECIAL WARRANTY DEED

This Special Warranty Deed is made by TEMBO ENTERPRISES, LLC, a Florida limited liability Company, hereinafter referred to as "Grantor", whose post office address is 1049 24th Street, Sarasota, FL 34234, to 7978 Associates XV, LLC, a Florida limited liability company, whose post office address is 7978 Cooper Creek Blvd., University Park, FL 34201, hereinafter referred to as "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 grants, bargains, sells, aliens, remises, releases and conveys and confirms unto Grantee the following described real property in Sarasota County, Florida:

Parcel 1

Lots 23, 24, 25, 26, 27, 28 and 29, GREENWOOD SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 137, of the Public Records of Sarasota County, Florida. LESS the portion deeded to the City of Sarasota by instrument recorded in Deed Book 304, Page 446.

Parcel 2

COMMENCE AT THE SOUTHWEST CORNER OF LOT 23 OF GREENWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 137, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S.89°52' 10" E. ALONG THE SOUTH LINE OF SAID LOT 23 AND THE SOUTH LINE OF LOT 24, SAID GREENWOOD SUBDIVISION, SAID LINE ALSO BEING THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2016090383, SAID PUBLIC RECORDS, A DISTANCE OF 187.04 FEET; THENCE S.17°02' 45" E. ALONG THE WEST RIGHT OF WAY LINE OF NORTH TAMIAMI TRAIL (STATE ROAD NO. 45) (80.00 FEET WIDE) PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NUMBER 1702- (110)204, A DISTANCE OF 20.93 FEET; THENCE N.89°52' 10" W. PARALLEL WITH THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND AND THE SOUTH LINES OF SAID LOT 23 AND SAID LOT 24 AND 20.00 FEET SOUTHERLY THEREFROM, A DISTANCE OF 193.32 FEET; THENCE N.00°24' 09" E., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 13, TOWNSHIP 36 SOUTH, RANGE 17 EAST, SARASOTA COUNTY, FLORIDA.

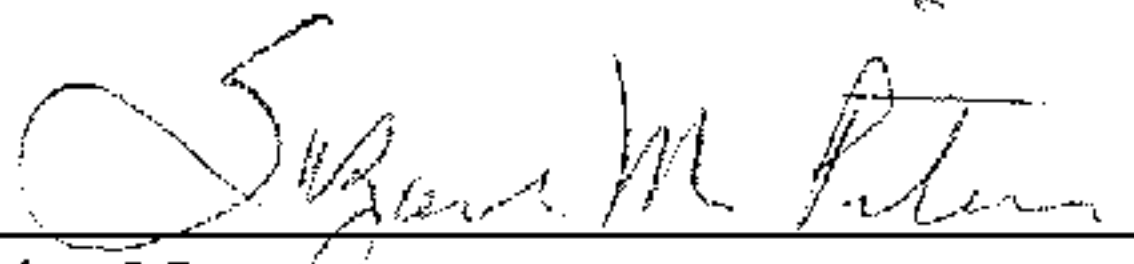
The Property Appraiser's Parcel Identification Number of the above described real property is 2006010043 and 2006010058 (covers additional property).

This conveyance is subject to easement, restrictions, reservations and limitations of record, if any, and together with all the tenements, hereditaments and appurtenance thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever. Subject to real property taxes for the current year and subsequent thereto.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

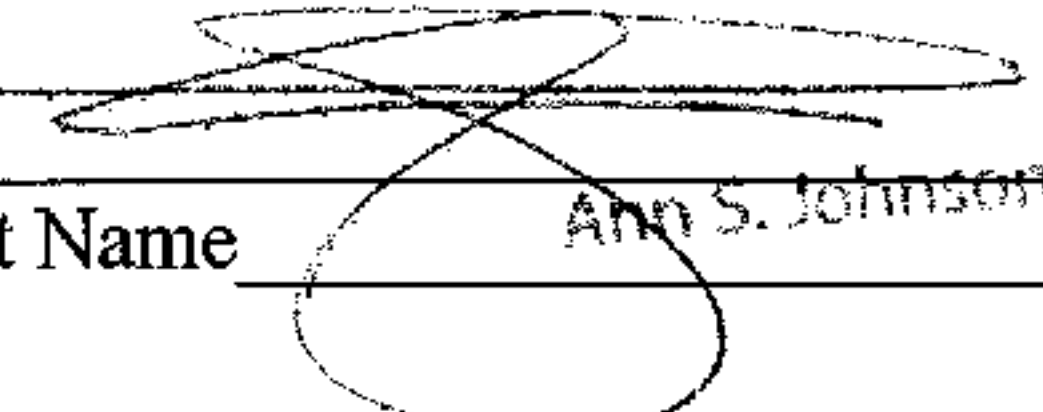
Executed on this 4th day of April, 2018.

WITNESSES:


Print Name Suzanne M. Pitera

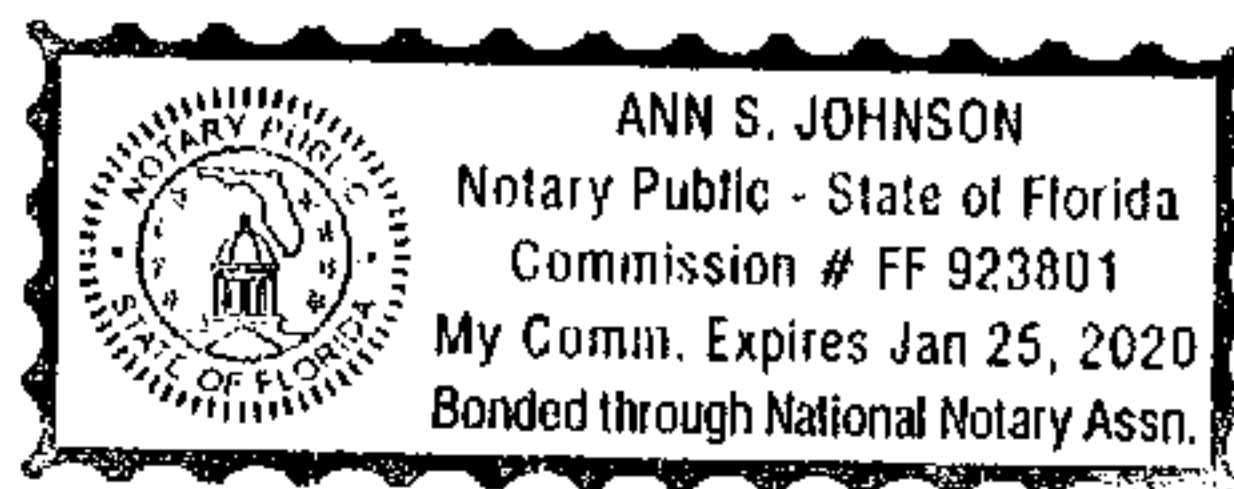
TEMBO ENTERPRISES, LLC
a Florida limited liability company

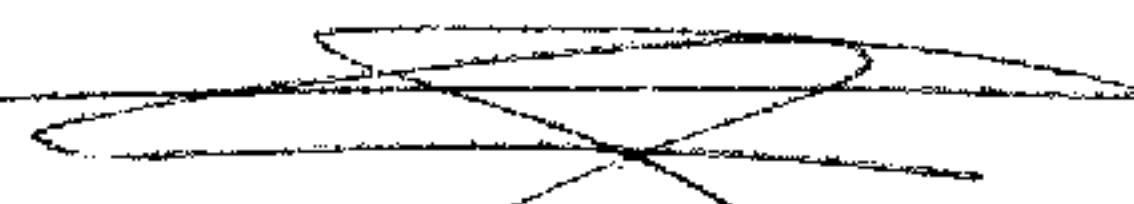
By:  manager
Irene Elia Rofail
Its: Manager


Print Name Ann S. Johnson

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 4th day of April, 2018, by Irene Elia Rofail as Manager of Tembo Enterprises, LLC, a Florida limited liability company, on behalf of the Company and who is personally known to me.




Notary Public
Print Name Ann S. Johnson
My Commission Expires:

ASJ\16317-4\LtdWD