

4/16/2018 10:33 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2227429

Prepared by and return to:

Maria Lippiello

Ward Damon, PL

4420 Beacon Circle

West Palm Beach, FL 33407

(561) 842-3000

Incident to the issuance of a title insurance commitment

Consideration: \$3,080,800.00

File Number: 7662.04635

PCN: 2022160001

Doc Stamp-Deed: \$21,565.60

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

**THIS WARRANTY DEED**, made as of this 13<sup>th</sup> day of April, 2018 by and between **Margate SRQ, L.L.C.**, a Florida limited liability company F/K/A **Phillippi Shores Investments #1, L.L.C.**, a Florida Limited Liability Company, with an address of 4626 Hadfield Drive, Sarasota, Florida 34235, *hereinafter called the Grantor*, to **1001 N. Beneva Road LLC**, a Florida limited liability company, a Florida Limited Liability Company, with an address of 777 Atlantic Avenue, Suite 301 Delray Beach, FL 33483, *hereinafter called the Grantee*:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**WITNESSETH:** that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee, and Grantee's heirs and assigns forever, the following described land situate, lying and being in **SARASOTA** County, Florida:

**See Exhibit "A" attached**

**Subject to taxes for 2018 and subsequent years, governmental and zoning matters, covenants, conditions, restrictions, public utility, easements, reservations and limitations of record, if any, none of which are meant to be reimposed hereby.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hands and seal the day and year first above written.

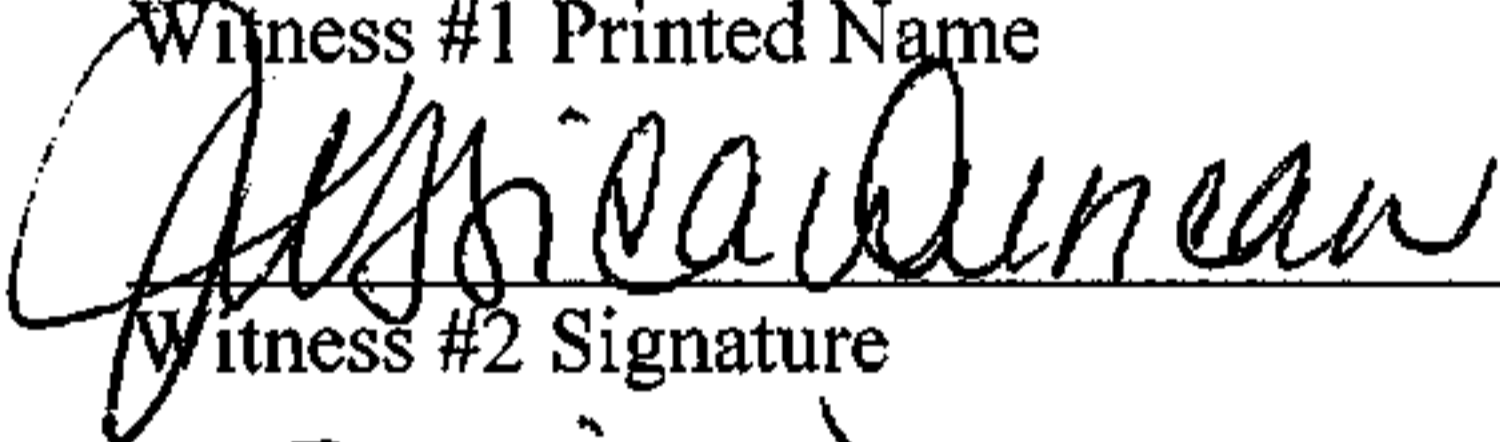
Signed, sealed and delivered in the presence of:



Witness #1 Signature

Darlene Rankin

Witness #1 Printed Name



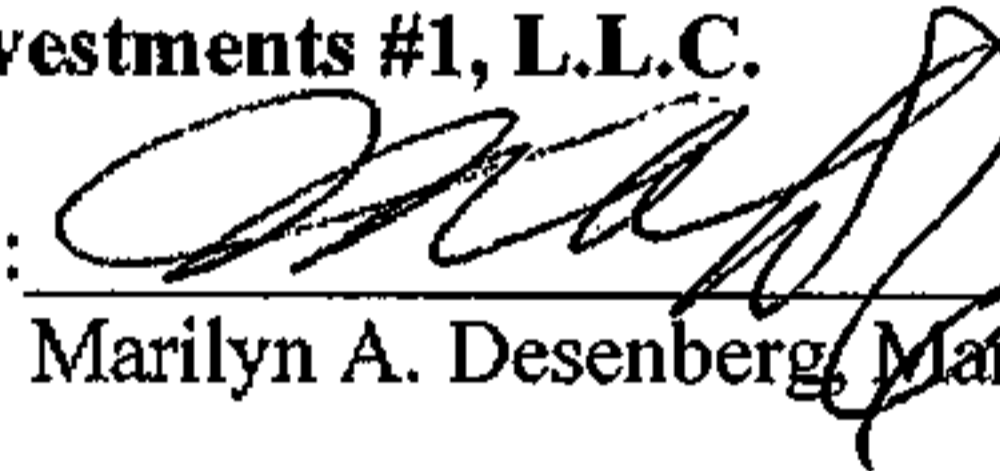
Witness #2 Signature

Jessica Duncan

Witness #2 Printed Name

**Margate SRQ, L.L.C., a Florida limited liability company F/K/A Phillippi Shores Investments #1, L.L.C.**

By:



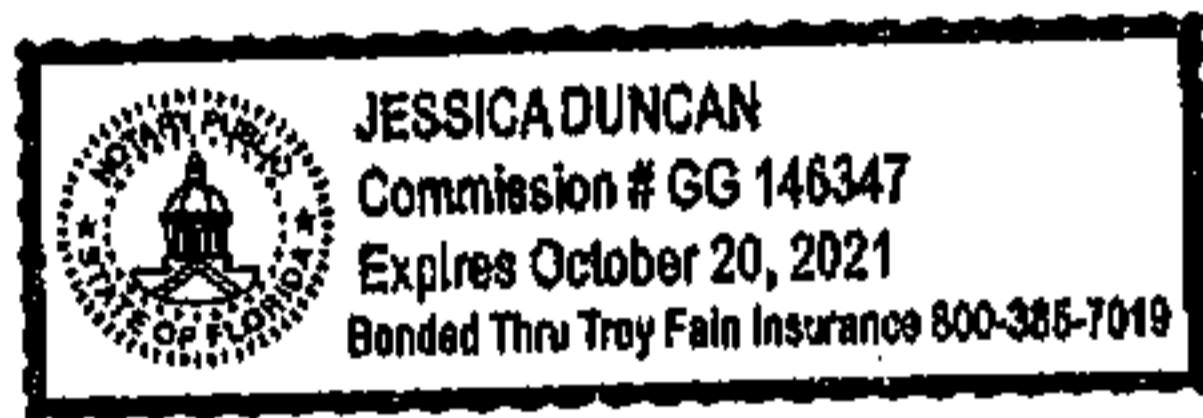
Marilyn A. Desenberg, Manager

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was sworn to, subscribed and acknowledged before me this 12<sup>th</sup> day of April, 2018, by Marilyn A. Desenberg, Manager of Margate SRQ, L.L.C., a Florida limited liability company F/K/A Phillippi Shores Investments #1, L.L.C., Florida, who is/are:

- Personally known  
OR  
 Identification produced: \_\_\_\_\_

NOTARY SEAL



Jessica Duncan  
Notary Public

Printed Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

**EXHIBIT "A"**

**Commence at the Southeast corner of Section 16, Township 36 South, Range 18 East; thence South 89 degrees 59'13" West along the South line of Section 16, a distance of 40.00 feet to the Westerly line of 100 foot right of way for Oriente Road, for a point of beginning; thence continue South 89 degrees 59'13" West 798.60 feet; thence North 0 degrees 02'45" East, 138.00 feet; thence North 89 degrees 59'13" East, 798.60 feet to the Westerly right of way of Oriente Road; thence South 0 degrees 02' 45" West, 138.00 feet to the point of beginning. being and lying in Section 16, Township 36 South, Range 18 East, Sarasota County, Florida.**