

CONSIDERATION \$0.00
DOC TAX \$0.70
RECORD \$61.00

Doc Stamp-Deed: \$0.70



PARCEL ID NOS. 2027060068, 2027060073, 2027060080,
2027060083, 2027060085, 2027060086, & 2027060087

✓/Return to and prepared by:

WILLIAMS PARKER
HARRISON DIETZ & GETZEN
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800
Attention: J. Michael Hartenstine

SPECIAL WARRANTY DEED

This Deed is made this 9th day of May 2018 by and between **WILLIAMS PARKER HOLDINGS, P.A.**, a Florida professional corporation, and **301 SP, LLC**, a Florida limited liability company, hereinafter collectively referred to as Grantor, whose post office address is 200 South Orange Avenue, Sarasota, Florida 34236, and **CROSS STREET REAL ESTATE SERVICES, LLC**, a Florida limited liability company, as Trustee of The Cross Street Parcels Land Trust under Land Trust Agreement dated May 9, 2018 (the "Trust Agreement"), hereinafter referred to as Trustee, whose post office address is 200 South Orange Avenue, Sarasota, Florida 34236.

Grantor, in consideration of the sum of \$10 and other valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Trustee, its successors and assigns, the following described property situated in Sarasota County, Florida:

ALL THAT PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO together with all appurtenances, privileges, rights, interests, dower, reversions, remainders, and easements thereunto appertaining.

To have and to hold the property with the following powers and for the following uses and purposes:

1. Trustee is vested with full rights of ownership over the property, and Trustee is specifically granted and given the power and authority to do all of the following:
 - A. To protect and conserve the property and improvements located thereon and to pay the taxes assessed thereon
 - B. To sell, convey, and transfer the property for cash or on credit at a public or private sale, to exchange the property for other property, to grant options to sell the property, and to determine the price and terms of any sale, exchange, or option
 - C. To execute leases and subleases for terms as long as 200 years, to subdi-

GRANTOR IS THE SOLE BENEFICIARY OF THE ABOVE-DESCRIBED TRUST, AND THIS DEED IS EXEMPT FROM FLORIDA DOCUMENTARY TAX PURSUANT TO RULE 12B-4.013(28)(A), FLORIDA ADMINISTRATIVE CODE.

vide and improve the property, to tear down or alter improvements located on the property, to grant easements over the property, to make contracts relating to the property or its use, and to release or dedicate any interest in the property

- D. To borrow money and to mortgage, pledge, or encumber any portion of the property to secure payment thereof
- E. To manage, control, and operate the property; to collect the rents, issues, and profits derived from the property and pay all expenses thereby incurred; to manage and operate any business on the property; and, in general, to exercise any powers authorized by the provisions of Chapter 736, Florida Statutes

2. Trustee shall hold the property and make distributions of the property or of the proceeds derived therefrom in accordance with the terms and conditions of the Trust Agreement.

3. No purchaser, grantee, mortgagee, lessee, assignee, or any other person dealing with Trustee need inquire into the identification or status of any beneficiary under this Deed or the Trust Agreement; inquire into, or ascertain, the authority of Trustee to act with and to exercise the powers granted by this Deed; inquire into the adequacy or disposition of any consideration paid to Trustee; or inquire into the provisions of the Trust Agreement.

4. Grantor recites that this conveyance is made in conformance with the provisions of Section 689.073, Florida Statutes.

5. By the acceptance of this Deed, Trustee covenants that Trustee will perform the duties of Trustee under the terms hereof and under the Trust Agreement.

6. Anything herein to the contrary notwithstanding, Trustee's liability hereunder, under the Trust Agreement, or by operation of law to any person or entity is limited to the trust assets, and Trustee is not individually or personally obligated in any manner related thereto.

7. In the event Trustee dies or is unable or unwilling to continue to serve as Trustee of the trust, a successor trustee may be appointed pursuant to the terms of the Trust Agreement. Whenever used herein, the word "Trustee" includes "successor Trustee."


8. Every successor Trustee will have all of the title, powers, and discretion herein given to Trustee without any act of conveyance or transfer. A certificate signed by a successor Trustee and acknowledged before a notary public will be conclusive of the facts stated therein relating to the terms of the Trust Agreement and the identity of the successor Trustee.

9. Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the Trust Agreement are personal property only.

Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor.

In witness whereof, Grantor has signed this Deed the date above written.

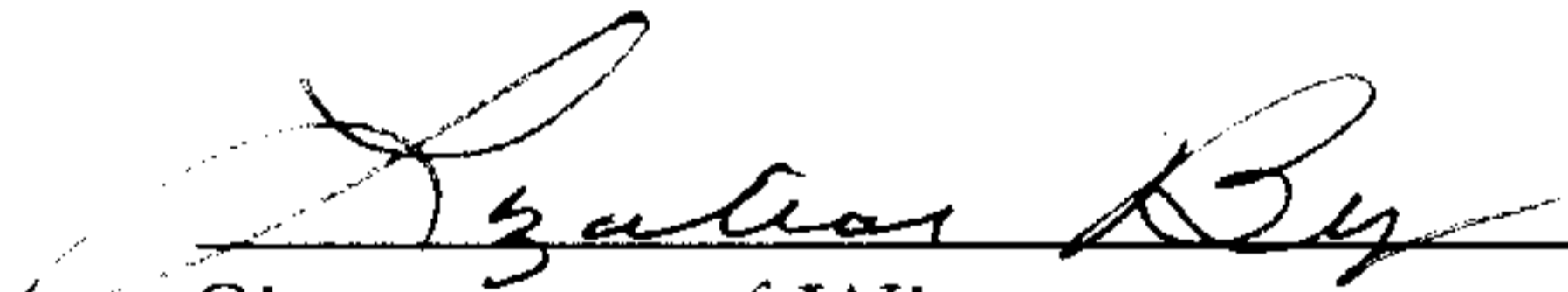
WITNESSES:



Signature of Witness

PETER T. CURRAN

Print Name of Witness

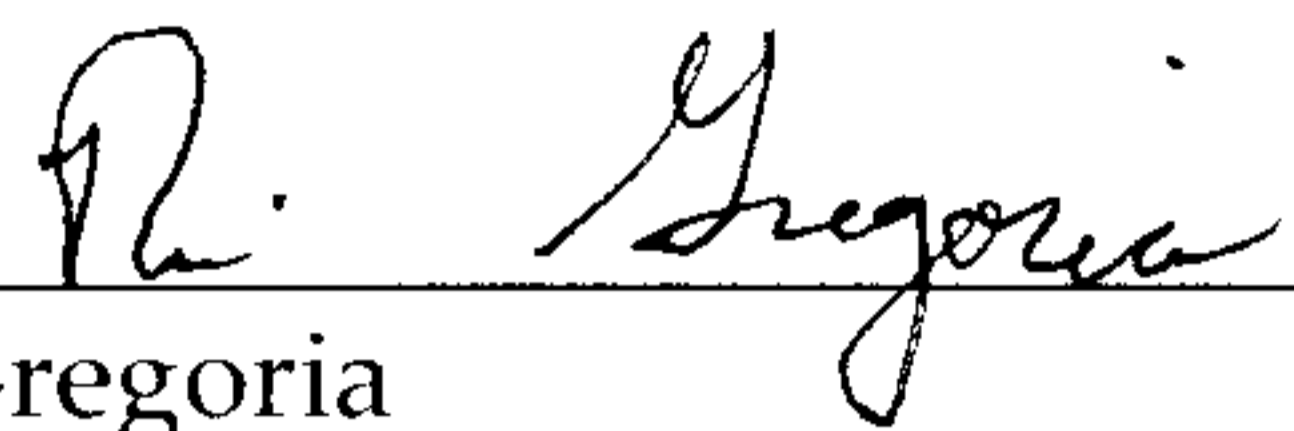


Signature of Witness

Elizabeth Barr

Print Name of Witness


**WILLIAMS PARKER HOLDINGS,
P.A.**, a Florida professional corporation

By: 

Ric Gregoria
As its President

301 SP, LLC, a Florida limited liability company

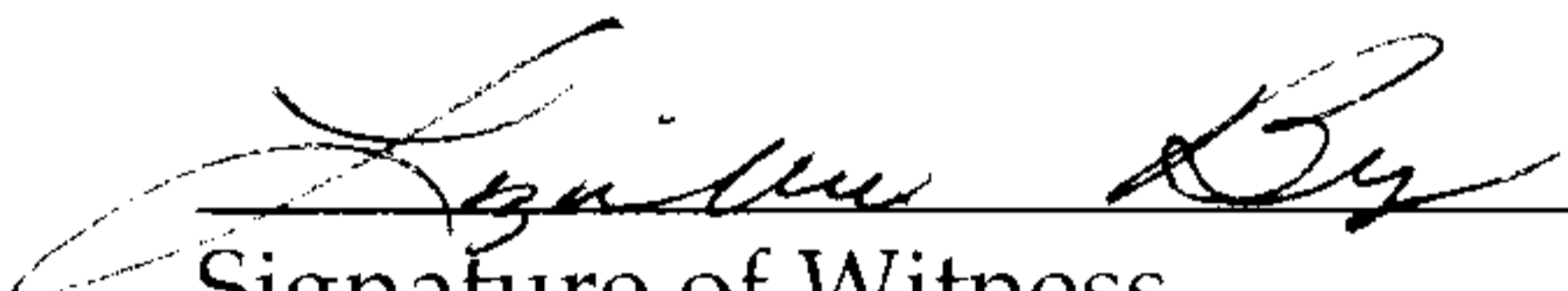
By: Williams Parker Holdings, P.A.,
a Florida professional corporation
As its Manager



Signature of Witness

PETER T. CURRAN

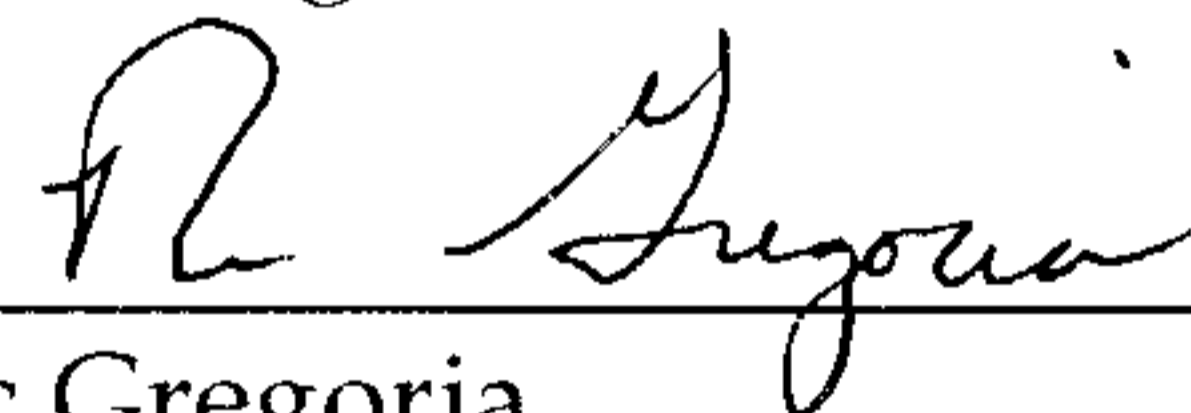
Print Name of Witness



Signature of Witness

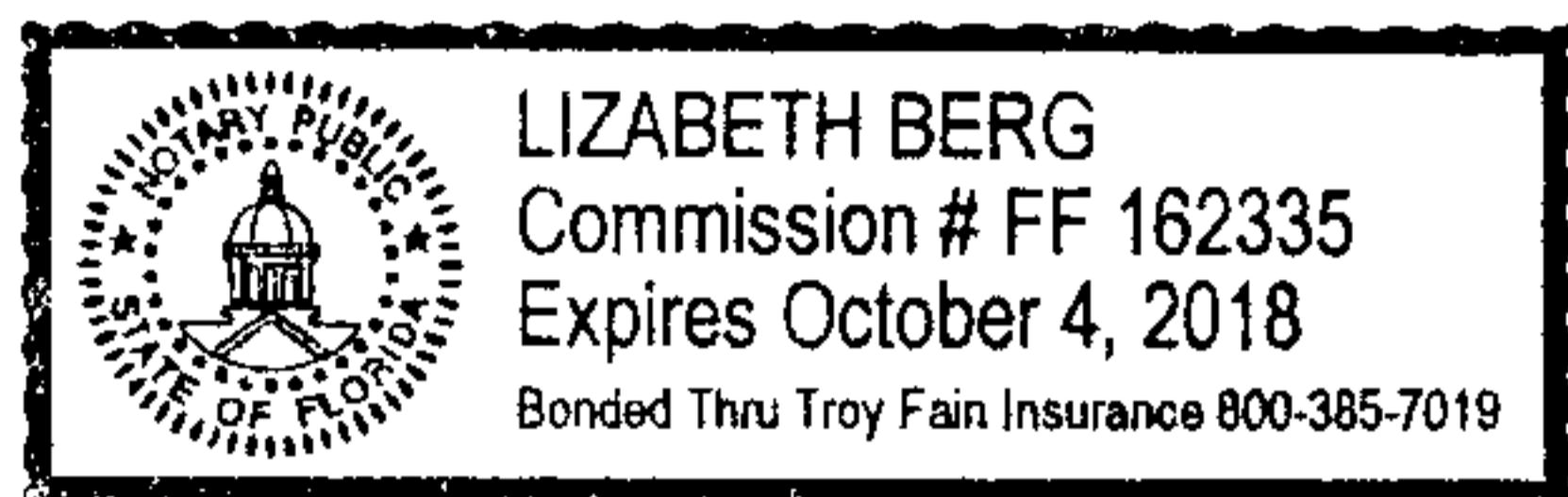
Elizabeth Barr

Print Name of Witness

By: 
Ric Gregoria
As its President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9 day of May 2018 by Ric Gregoria, as President of **WILLIAMS PARKER HOLDINGS, P.A.**, a Florida professional corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.



(Notary Seal)

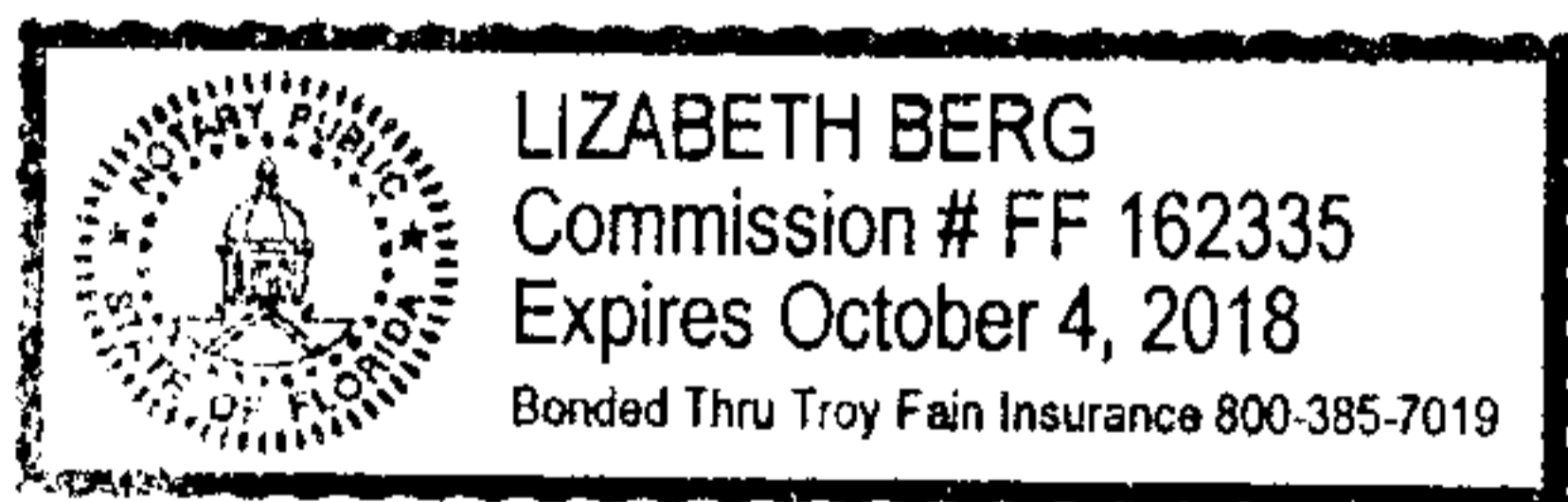
Elizabeth Berg
Signature of Notary Public

Elizabeth Berg
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 10-4-18.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9 day of May 2018 by Ric Gregoria, as President of Williams Parker Holdings, P.A., a Florida professional corporation and manager of **301 SP, LLC**, a Florida limited liability company, on behalf of the corporation and the company, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.



(Notary Seal)

Elizabeth Berg
Signature of Notary Public

Elizabeth Berg
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 10-4-18.

EXHIBIT "A"

Parcel 1

Lots 11, 13, 15, 17, 19, 21, and 23, Block 2, TOWN OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida. LESS right-of-way for Ringling Boulevard as described in the following documents: Parcel No. 33 of Order of Taking recorded in O.R. Book 571, Page 45, Public Records of Sarasota County, Florida; as described in Quit Claim Deed to the City of Sarasota recorded in O.R. Book 573, Page 123; as described in Warranty Deed to the City of Sarasota recorded in O.R. Book 573, Page 125, and as described in Warranty Deed to the City of Sarasota recorded in O.R. Book 573, Page 126, all of the Public Records of Sarasota County, Florida

and

The East 1/2 of Lot 10 and all of Lot 12, Block 2, TOWN OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida

and

Lot 14, Block 2, TOWN OF SARASOTA, all as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida

and

Lots 16 and 18, Block 2, TOWN OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida

and

Lots 20 and 22, Block 2, TOWN OF SARASOTA, all as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida

and

The portions of the vacated alleyway lying in said Block 2, as vacated by Ordinance No. 85-2848, recorded in O.R. Book 1785, Page 1789, Public Records of Sarasota County, Florida, described as follows: the Northerly half of said vacated alleyway adjacent to the southerly lot lines of the above described portions of Lots 11, 13, 15, 17, 19, 21 and 23, Block 2, and the Southerly half of said vacated alleyway adjacent to the northerly lot lines of the above described East 1/2 of Lot 10, and all of Lots 12, 14, 16, 18, 20 and 22, Block 2, TOWN OF SARASOTA, all as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida

Parcel 2

Lot 8 and West half of Lot 10, Block 2, TOWN OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida, less and except the property conveyed to the City of Sarasota, as described in Warranty Deed recorded in O.R. Book 549, Page 854, Public Records of Sarasota County, Florida

and

The Southerly half of the vacated alleyway lying in said Block 2, as vacated by Ordinance No. 85-2848, recorded in O.R. Book 1785, Page 1789, Public Records of Sarasota County, Florida, adjacent to the above described portion of the West half of Lot 10, Block 2, TOWN OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida, less and except any portion of said vacated alleyway lying within the right of way of Ringling Boulevard

and

That portion of Lot 6, Block 2, TOWN OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida, more particularly described as follows:

Begin at the Southeast corner of said Lot 6 as the Point of Beginning; thence proceed North 0°02'45" East along the East line of said Lot 6 forty-two (42) feet to the South right of way line of Ringling Boulevard as established in Deed recorded in O.R. Book 549, Page 854, Public Records of Sarasota County, thence proceed South 44°04'17" West along the Southerly right of way line of Ringling Boulevard to a point of intersection with the South line of said Lot 6; thence proceed Easterly along the South line of said Lot 6 to the Point of Beginning.

Parcel 3

Lots 1 and 3, Block 1, TOWN OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida

Parcel 4

Lot 5 and the West 4 feet of Lot 7, Block 1, TOWN OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida

Parcel 5

Lot 7, less the West 4 feet thereof, Block 1, TOWN OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida

Parcel 6

Lot 9, Block 1, TOWN OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida

and

Lot 11, Block 1, TOWN OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida

Parcel 7

Lots 13, 15 and 17, Block 1, TOWN OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida