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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018088998 3 PG(S)
July 03, 2018 02:33:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$16,906.40


R \$27.00
15, \$16,906.40

305050 - 222507
RETURN TO: SHUMAKER, LOOP & KENDRICK, LLP TME ✓

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 364-2710
Attention: **Jan W. Pitchford, Esq.**

Consideration: \$2,415,200.00
Doc Stamps: \$16,906.40
Recording Fee: \$27.00

Documentary Stamp Taxes are being paid based upon the current outstanding principal balance of the Mortgage in the amount of \$2,415,200.00.

This Warranty Deed is being prepared without the benefit of title examination.

WARRANTY DEED

This Warranty Deed is made effective this 29th day of June, 2018, by Berlin Properties LLC, a Florida limited liability company ("Grantor") to Evan N. Berlin, as Trustee of the Evan N. Berlin Revocable Trust u/a/d 11/09/11, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, as to an undivided 1/3 interest, Stephen Berlin, as to an undivided 1/3 interest and Jeffrey Berlin, as to an undivided 1/3 interest, as tenants in common, whose post office address is 3700 S. Tamiami Trail, Suite 200, Sarasota, FL 34239 ("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 conveys to Grantee the following described real property in Sarasota County, Florida:

See Exhibit "A" attached hereto.

The Property Appraiser's Parcel Identification Number for the above described real property is 0074030007.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES TO ALL:

Berlin Properties LLC, a Florida limited liability company

Morgan S
Print Name: Morgan Cunningham

[Signature]
Evan N. Berlin, individually and as Trustee of the Evan N. Berlin Revocable Trust u/a/d 11/09/11, Manager
Address: 3700 S. Tamiami Trail, Ste. 200
Sarasota, FL 34239

Samantha M. Bo
Print Name: Samantha M. Bo

[Signature]
Stephen Berlin, Manager
Address: 3700 S. Tamiami Trail, Ste. 200
Sarasota, FL 34239

[Signature]
Jeffrey Berlin, Manager
Address: 3700 S. Tamiami Trail, Ste. 200
Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 29th day of June, 2018, by Evan N. Berlin, individually and as Trustee as aforesaid, Stephen Berlin and Jeffrey Berlin, as Managers of Berlin Properties, LLC, a Florida limited liability company, on behalf of the company.

[Signature]
Notary Public
Print Name: SAMANTHA BO
My Commission Expires: 2.4.2021

Personally Known X (OR) Produced Identification _____
Type of identification produced _____

(JWP/jh/305050-222507)

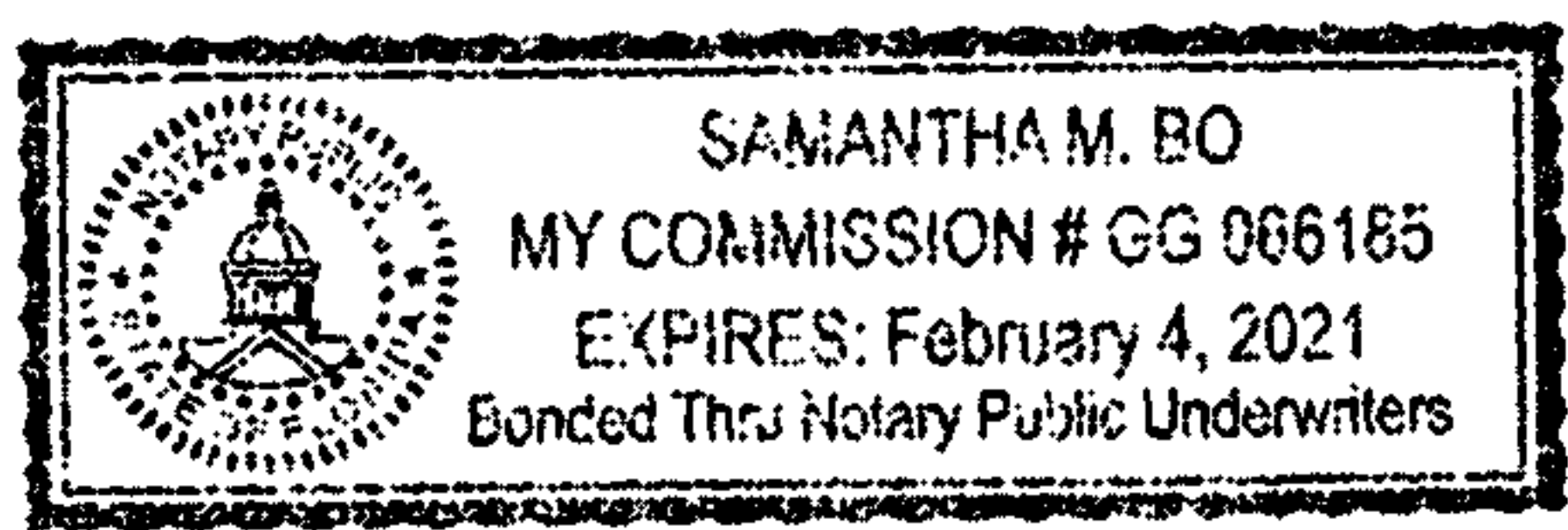


EXHIBIT "A"

PARCEL I:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 37 South, Range 18 East; thence South 00 deg. 03'29" West, along the Easterly boundary of said Northeast 1/4 of the Northwest 1/4, Section 5, a distance of 30 feet to a point; thence South 89 deg. 52'29" West and parallel to the Northerly boundary of said Section 5, a distance of 227.75 feet; thence South 0 deg. 03'29" West and parallel to the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 177.73 feet; thence South 82 deg. 56'52" East, 78.4 feet; thence South 0 deg. 03'29" West and parallel to the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 87.47 feet for the Point of Beginning; thence continue South 0 deg. 03'29" West a distance of 468.63 feet to the Northeast corner of Lot 5, Block "E", Subdivision of "Pine Ridge" as per plat thereof recorded in Plat Book 9, Page 6, Sarasota County Records; thence North 88 deg. 22'31" West along Northerly boundary of Blocks "D" and "C" of said subdivision, a distance of 1145.19 feet to the Northwest corner of said Block "C"; thence North 00 deg. 13'25" East and parallel to the center line of School Avenue (School Lane), a distance of 66.6 feet to a point; thence North 02 deg. 40'05" West, a distance of 198.25 feet to a point 25 feet East of center of School Avenue; thence North 89 deg. 52'29" East and parallel to the Northerly boundary of said Section 5, a distance of 441.7 feet to a point; thence North 00 deg. 13'25" East and parallel to said School Avenue a distance of 199.70 feet to a point; thence North 89 deg. 52'29" East and parallel to Northerly boundary of said Section 5, a distance of 380.00 feet; thence South 00 deg. 07'31" East, 30.00 feet; thence North 89 deg. 52'29" East and parallel to the Northerly boundary of said Section 6, a distance of 331.93 feet to the Point of Beginning.

ALSO Lots 1 and 2, Block "C", Pine Ridge Subdivision, as per plat thereof recorded in Plat Book 9, Page 6 of the Public Records of Sarasota County, Florida; being and lying in Section 5, Township 37 South, Range 18 East, Sarasota County, Florida.

PARCEL II:

The Non-Exclusive Easement as defined in Grant of Easement No. 1, recorded September 14, 1984 in O.R. Book 1714, Page 1097 and amended on December 19, 1985 in O.R. Book 1824, Page 870 and further amended and relocated on February 12, 1988 in O.R. Book 1835, Page 1953 and described as:

A 50 foot easement for ingress and egress over the East 50.00 feet of the West 70.00 feet of the following described parcel:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 37 South, Range 18 East; thence South 00 deg. 03'29" West, along the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 30 feet to a point; thence South 89 deg. 52'29" West and parallel to the Northerly boundary of said Section 5, a distance of 227.75 feet; thence South 00 deg. 03'29" West and parallel to the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 15.00 feet for the Point of Beginning; thence continue South 00 deg. 03'29" West, 162.73 feet; thence South 82 deg. 56'52" East 78.4 feet; thence South 00 deg. 03'29" West and parallel to the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 87.47 feet; thence South 89 deg. 52'29" West and parallel to the Northerly boundary of said Section 5, a distance of 331.93 feet; thence North 00 deg. 07'31" West 30.00 feet; thence South 89 deg. 52'29" West and parallel to the Northerly boundary of said Section 5, a distance of 380.00 feet; thence North 00 deg. 13'25" East and parallel to School Avenue, a distance of 230.00 feet; thence North 89 deg. 52'29" East and parallel to the Northerly boundary of said Section 5, a distance of 633.54 feet to the Point of Beginning. Being and lying in Section 5, Township 37 South, Range 18 East, Sarasota County, Florida.

LESS right of way for Bee Ridge Road taken by Sarasota County by Final Judgment, recorded December 12, 1985 in O.R. Book 1822, Page 469, Public Records of Sarasota County, Florida.

PARCEL III:

The Non-Exclusive Easements as defined in Sign Easement, recorded August 29, 1988 in O.R. Book 2057, Page 2537, Public Records of Sarasota County, Florida.
A.P.N. 0074030007