

This Document Prepared By and Return to:
Andrew L. Reiff
Andrew L. Reiff PA
PO Box 1059
Orlando, FL 32802

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018109638 4 PG(S)
August 16, 2018 11:00 49 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$56,000.00



Parcel ID Number: 0074030007

Warranty Deed

This Indenture, Made this _____ day of **August**, **2018** A.D., **Between**
Stephen Berlin, a married man and Jeffrey Berlin, a married man and
Evan N. Berlin Revocable Trust u/a/d 11/09/11 and Evan Berlin, individually as a single man
of the County of **Sarasota**, State of **Florida**, **grantors,** and
Villager Resort LLC, a Florida limited liability company

whose address is: **c/o Andrew L Reiff PA, PO Box 1059, Orlando, FL 32802**

of the County of **Orange**, State of **Florida**, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Sarasota** State of **Florida** to wit:

See Attached Exhibit A

Subject to restrictions, reservations and easements of record, if any, and taxes and or assessments subsequent to December 31, 2017 but this reference shall not serve to reimpose the same.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantors or their spouses.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Warranty Deed - Page 2

Parcel ID Number: 0074030007

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Evan N. Berlin Revocable Trust
u/a/d 11/09/11

[Handwritten Signature]

Printed Name: Marika Fotos
Witness

[Handwritten Signature]
Printed Name: Samantha M. BO
Witness

By: _____ (Seal)

Evan N. Berlin, Trustee and individually
P.O. Address: 3700 S Tamiami Trail, Suite 200
Sarasota, FL 34239

[Handwritten Signature] (Seal)
Stephen Berlin
P.O. Address: 3700 S Tamiami Trail, Suite 200, Sarasota, FL 34239

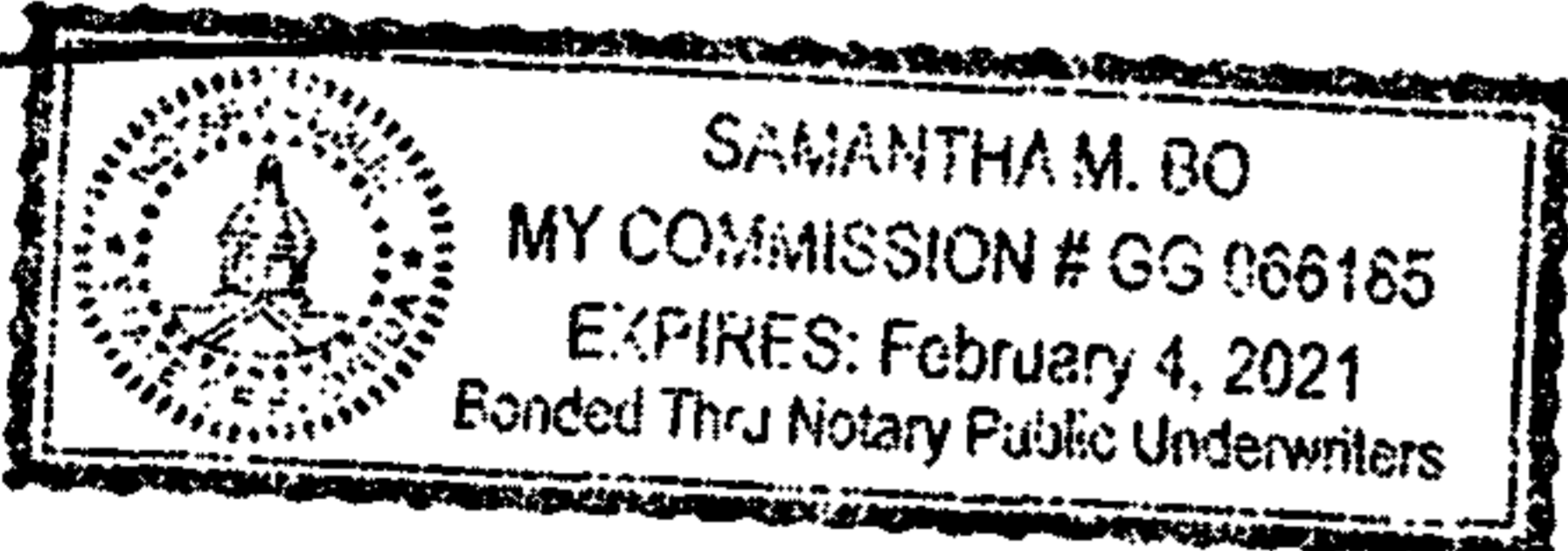
[Handwritten Signature] (Seal)
Jeffrey Berlin
P.O. Address: 3700 S Tamiami Trail, Suite 200, Sarasota, FL 34239

STATE OF **Florida**
COUNTY OF **Sarasota**

10th *[initials]*

The foregoing instrument was acknowledged before me this 14th day of August, 2018 by **Evan N. Berlin, Trustee on behalf of said Florida trust and individually**

who is personally known to me or who has produced his **Florida driver's license** as identification.



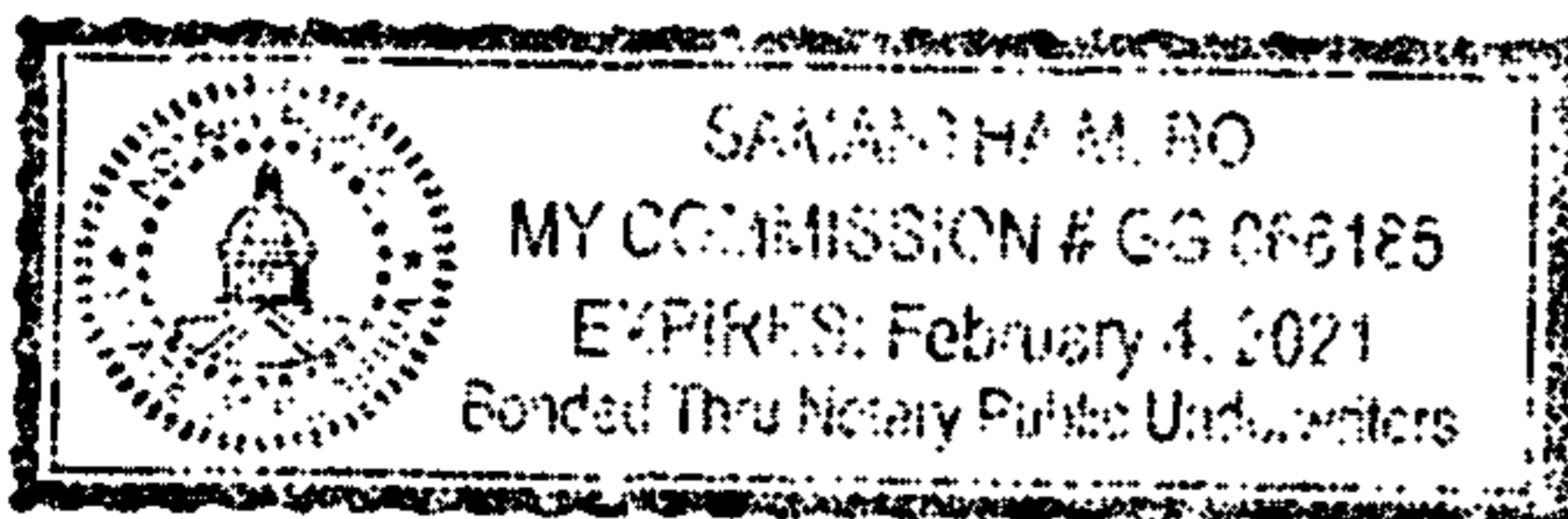
[Handwritten Signature]
Printed Name: _____
Notary Public
My Commission Expires: _____

STATE OF **Florida**
COUNTY OF **Sarasota**

10th *[initials]*

The foregoing instrument was acknowledged before me this 14th day of August, 2018 by **Stephen Berlin, a married man and Jeffrey Berlin, a married man**

who are personally known to me or who have produced their **Florida driver's license** as identification.



[Handwritten Signature]
Printed Name: _____
Notary Public
My Commission Expires: _____

EXHIBIT A

Legal Description

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;

EXHIBIT A

Legal Description

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.