

CONSIDERATION \$430,000.00  
DOC TAX \$3,010.00  
RECORD \$27.00

PARCEL ID NO.: 0026140002

✓ Prepared by and return to:

**WILLIAMS PARKER**  
HARRISON DIETZ & GETZEN

200 South Orange Avenue

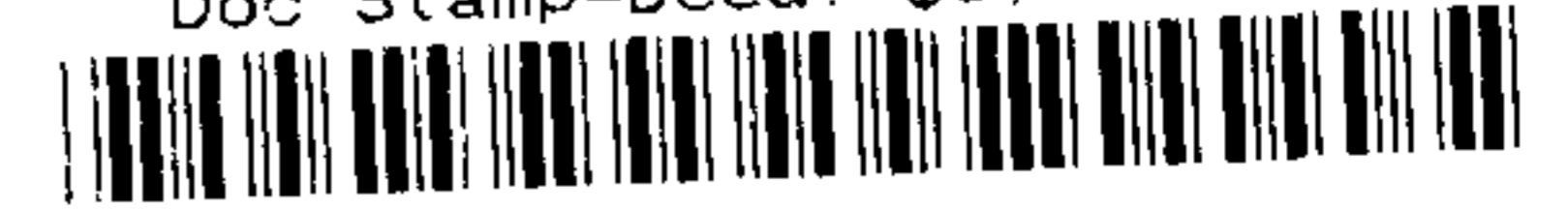
Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2018127555 3 PG(S)  
September 25, 2018 04:25:32 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed. \$3,010.00



### WARRANTY DEED

**THIS INDENTURE** made September 17th, 2018, by and between **SINGLE STREAM RECYCLERS, LLC** a Florida limited liability company, successor by merger to **SSR PROPERTIES, LLC**, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 3901 N. Orange Ave. , Sarasota, FL 34234, and **FREDERICK M. DERR and TERESA E. DERR, husband and wife**, hereinafter referred to as Grantee, whose post office address is 630 Bayshore Drive, Osprey, FL 34229.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

**See attached Exhibit "A"**

Subject to restrictions, reservations, and easements of record;  
applicable governmental regulations; and taxes for the current year.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

WITNESSES:

SINGLE STREAM RECYCLERS, LLC, a  
Florida limited liability company,  
successor by merger SSR PROPERTIES,  
LLC, a Florida limited liability company

Shelley A. Lang  
Witness Name: Shelley A. Lang

By: [Signature]  
JOHN R. HANSEN, Authorized  
Member

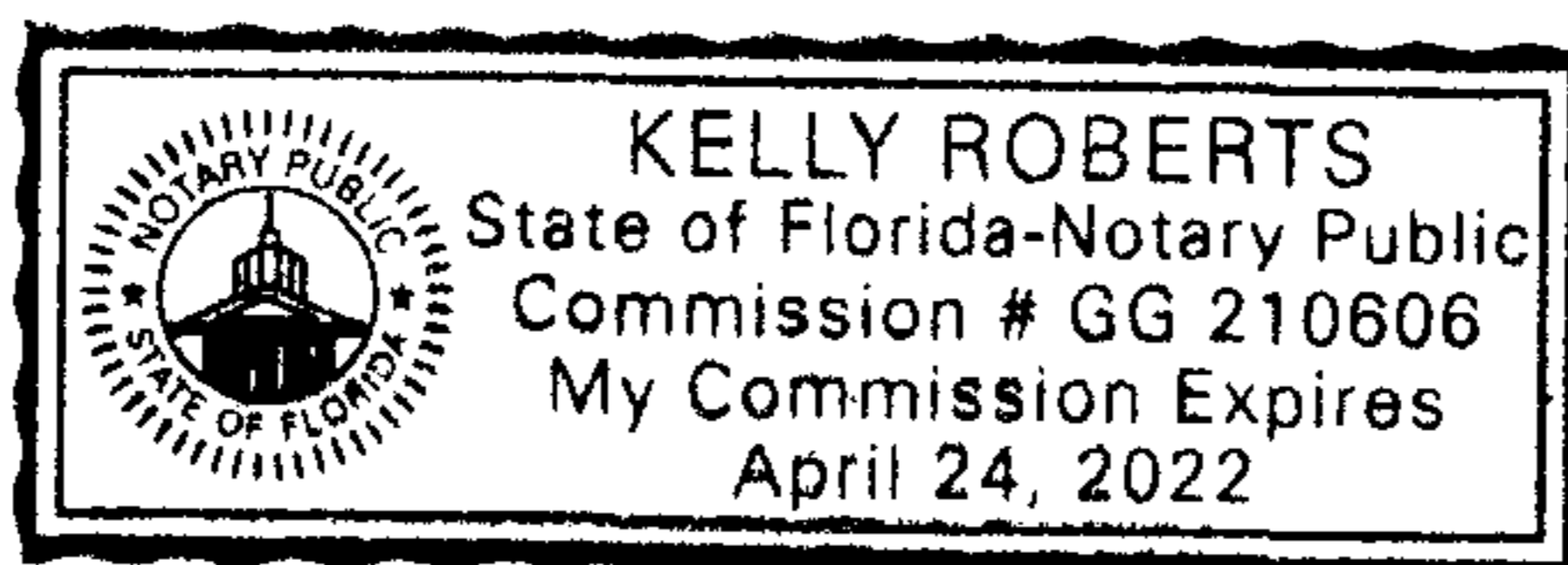
Kelly Roberts  
Witness Name: Kelly Roberts

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 17 day of September, 2018 by JOHN R. HANSEN, as Authorized Member of SINGLE STREAM RECYCLERS, LLC a Florida limited liability company, successor by merger SSR PROPERTIES, LLC, a Florida limited liability company. He is personally known to me or has produced FL D.L. as identification. If no type of identification is indicated, the above-referenced person is personally known to me.

Kelly Roberts  
Signature of Notary Public

(Notary Seal)



### **EXHIBIT "A"**

Situated in Section 7, Township 36 South, Range 18 East, Sarasota County, Florida and being the Easterly 234 feet of Parcel 1 as described in O.R. Instrument No. 2016161593, Public Records of Sarasota County, Florida said Easterly 234 feet being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 7, Township 36 South, Range 18 East; thence North along the East line of said Southwest quarter of the Northwest Quarter, 25.0 feet; thence West and parallel to the South line of said Southwest Quarter of the Northeast Quarter 1,760.4 feet passing into the Northwest Quarter of said Section 7, to the Southeast corner of aforesaid Parcel 1; thence along the Easterly line of said Parcel 1, North 25.00 feet to the Point of Beginning, said point also being the Northeast corner of a parcel conveyed to Sarasota County in Official Records Book 1906, Page 1438, Public Records of Sarasota County, Florida; thence from said point of beginning and along the Northerly line of the parcel conveyed to Sarasota County, South 90°00'00" West 200.00 feet; thence along the Westerly line of said Sarasota County parcel, parallel to the Easterly line of aforesaid Parcel 1, South 00°08'46" East, 25.00 feet to the Northerly right of way line of Myrtle Street (50' public right of way); thence along said right of way line West 34.00 feet to herein referenced Point 'A'; thence by new division line, parallel to the Easterly line of said Parcel 1, North 00°08'46" West 220.78 feet (measured) (220 feet deed), to the herein referenced Point 'B' lying on the Northerly line of aforesaid Parcel 1; thence along said line, East 234.00 feet to the Northeast corner of said Parcel 1; and thence along the Easterly line of said Parcel 1, South 00°08'48" East 195.78 feet (measured)(195 feet deed) to the Point of Beginning.

Together with an access easement 12 feet in width lying Westwardly and adjacent to the Westerly line of the above described 234 feet wide parcel being at heretofore referenced Point 'A' and extending Northwardly along said Westerly line 200.78 feet terminating 20 feet South of heretofore referenced Point 'B';

Subject to a 12 foot wide access easement lying Eastwardly and adjacent to the Westerly line of the above described 234 foot wide parcel beginning at the heretofore referenced Point 'A' and extending Northwardly 200.78 feet, terminating 200.78 feet South of heretofore referenced Point 'B'.

Also subject to a 10 foot wide private utility easement for the use and benefit of the Westerly 216 feet (Parcel 1A) of aforesaid Parcel 1, said 10 foot wide utility easement lying adjacent to and Southerly of the Northerly line of the above described 234 foot wide parcel, beginning at the heretofore referenced Point 'B' and extending Eastwardly along said Northerly line 234 feet to its terminus on the Easterly line of said parcel.