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CONSIDERATION \$10,685,300.00
DOC TAX \$74,797.10
RECORD \$ 44.00

PARCEL ID NO.: 2026150091

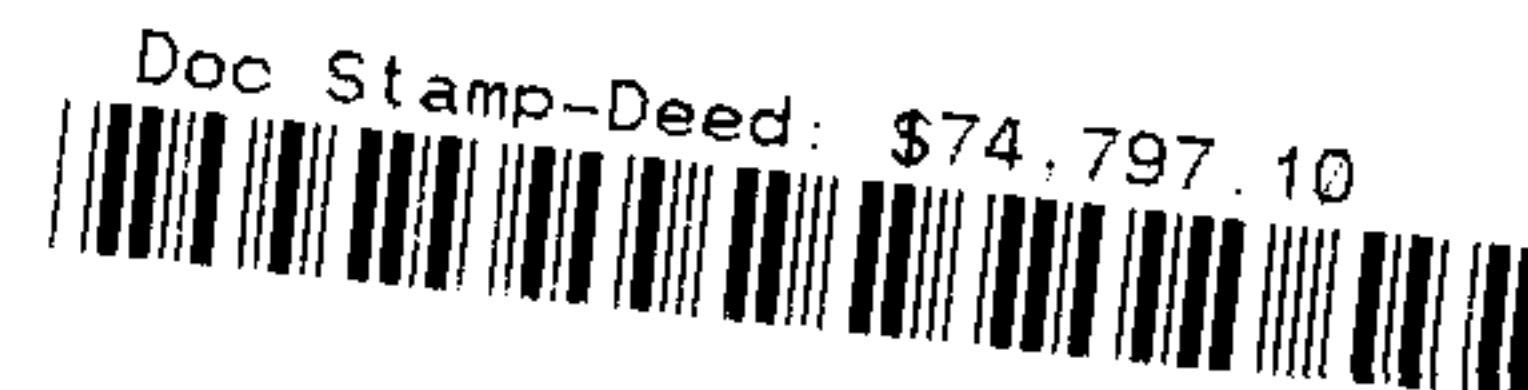
Prepared by and return to:

✓ WILLIAMS PARKER
HARRISON DIETZ & GETZEN

200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800

Attention: Patrick W. Ryskamp, Esq.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019007934 5 PG(S)
January 22, 2019 04:11:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$74,797.10


SPECIAL WARRANTY DEED

THIS INDENTURE, made January 22, 2019 by and between RPS MAIN STREET SARASOTA, LLC, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 111 Center Street, Suite 100, Little Rock, AR 72201, and SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT, an independent special district under the laws of the State of Florida, hereinafter referred to as Grantee, whose post office address is 1700 South Tamiami Trail, Sarasota, FL 34239.

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, its heirs and assigns forever, the following described property situate in Sarasota County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to ad valorem real property taxes and assessments for the year of closing and subsequent years which are not yet due and payable and the Permitted Exceptions set forth in Exhibit "B" attached hereto.

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; and that Grantor has good right and lawful authority to convey same. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor, but none other. 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:

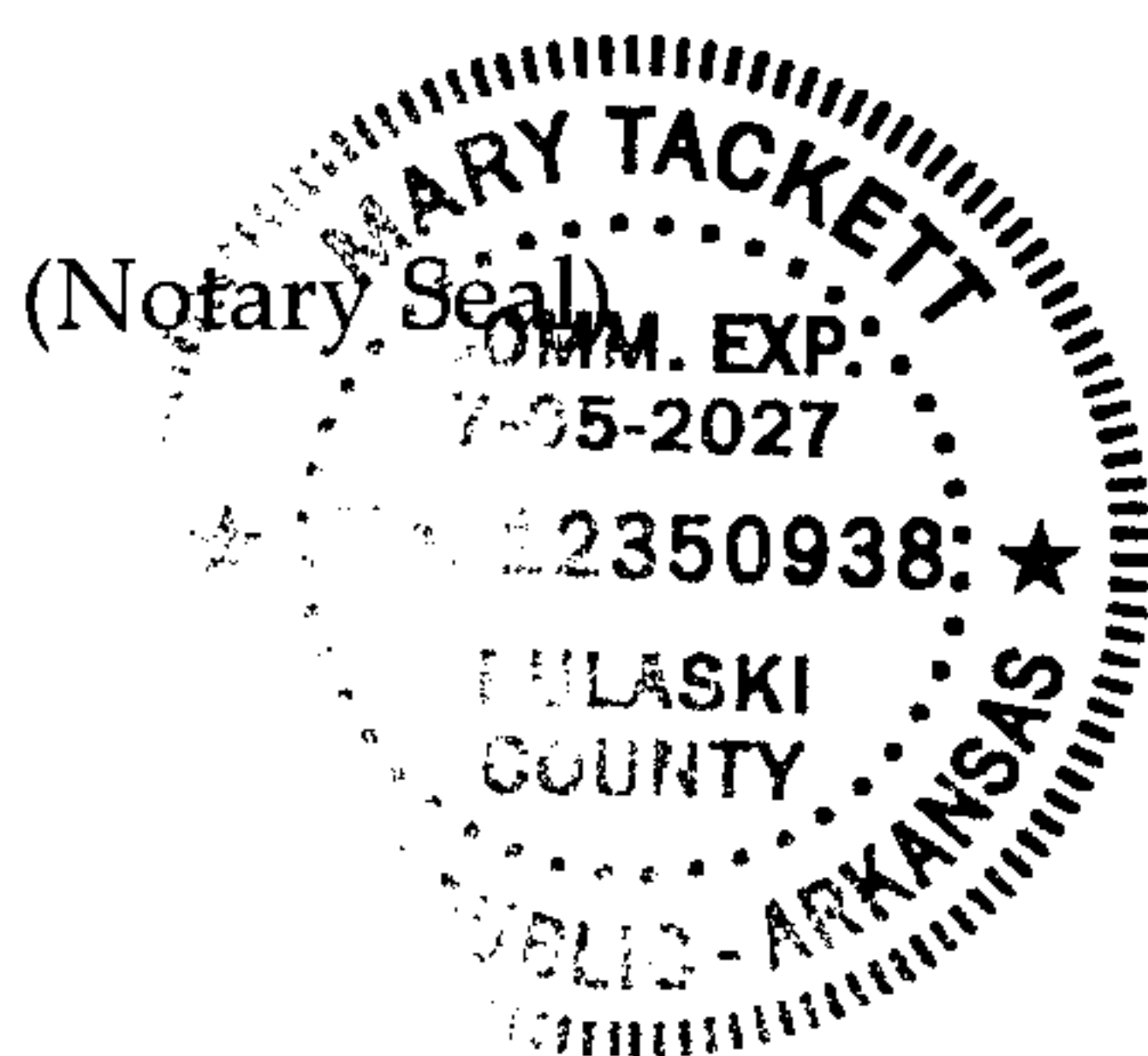
RPS MAIN STREET SARASOTA, LLC, a
Florida limited liability company

Debbi Stuart
Witness Name: Debbi Stuart
Retha Hankins
Witness Name: Retha Hankins

By: [Signature]
NOEL M. STRAUSS
As its Authorized Signatory

STATE OF Arkansas
COUNTY OF Pulaski

The foregoing instrument was acknowledged before me this 18 day of January 2019 by NOEL M. STRAUSS, as Authorized Signatory of RPS MAIN STREET SARASOTA, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-referenced person is personally known to me.



Mary Tackett
Signature of Notary Public

Mary Tackett
Print Name of Notary Public

I am a Notary Public of the State of Arkansas,
and my commission expires on 7-05-2027.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Lot 1 of the Resubdivision of Lot 8, Block I, PLAT OF SARASOTA, as per plat thereof recorded in Plat Book "A", Page 13, of the Public Records of Sarasota County, Florida.

PARCEL II:

Lots 1, 2, 3 and 4, Block 3, Central Park Subdivision No. 2, as per plat thereof recorded in Plat Book 1, Page 1, of the Public Records of Sarasota County, Florida.

PARCEL III:

Lots 5, 6 and 7, Block 3, Central Park Subdivision No. 2, as per plat thereof recorded in Plat Book 1, Page 1, of the Public Records of Sarasota County, Florida.

PARCEL IV:

Lots 2 and 3 of the Resubdivision of Lot 8, Block I, PLAT OF SARASOTA, as per plat thereof recorded in Plat Book 1, Page 299 of the Public Records of Manatee County, Florida and recorded in Plat Book "A", Page 13, of the Public Records of Sarasota County, Florida.

PARCEL V:

The West 1/3 of Lot 10, Block I, of the original plat of the TOWN OF SARASOTA, Florida, as per plat thereof recorded in Plat Book 1, Page 21, of the Public Records of Manatee County, Florida, also described as:

Begin at the SW corner of Lot 10, Block I, of the City of Sarasota, according to the plat thereof recorded in Plat Book 1, Page 21, of the Public Records of Manatee County, Florida, thence run East 74.22 feet; thence North to Northerly boundary of Lot, 335 feet; thence West 74.22 feet to NW boundary of Lot, thence South 335 feet to the Point of Beginning.

PARCEL VI:

The East 2/3 of Lot 10, Block I, of the original plat of the TOWN OF SARASOTA, FLORIDA, according to the Plat thereof recorded in Plat Book "A", Page 30, of the Public Records of Sarasota County, Florida, LESS the following:

The South 120 feet, LESS the East 20 feet thereof, of the East 2/3 of Lot 10, Block I, of the original plat of the TOWN OF SARASOTA, FLORIDA, according to the plat thereof, recorded in Plat Book "A", Page 30, of the Public Records of Sarasota County, Florida.

PARCEL VII:

The South 120 feet, LESS the East 20 feet thereof, of the East 2/3 of Lot 10, Block I, of the original plat of the TOWN OF SARASOTA, FLORIDA, as per plat thereof recorded in Plat Book "A", Page 30, of the Public Records of Sarasota County, Florida.

EXHIBIT "B"

Permitted Exceptions

1. The lien of taxes and other governmental charges and assessments, not yet due and payable;
2. Zoning, building and land use laws, ordinances, orders decrees, restrictions and conditions imposed by any governmental entity;
3. Taxes or special assessments that are not shown as existing liens by the public records;
4. Any condition that may be shown by a current accurate survey or that would be apparent as part of a physical inspection of the property or of any land register or other public register pertaining thereto, provided, however, that if Purchaser obtains a Survey, the standard survey exceptions shall be removed from the Commitment.
5. Grant of Perpetual Easement/License by and between VCS Ventures and First Baptist Church of Sarasota Inc., recorded November 16, 1998 in Official Record Instrument 1998152827, as partially released by the Partial Termination of Grant of Perpetual Easement/License recorded in Official Record Instrument 2004205786, all of the Public Records of Sarasota County, Florida.
6. Terms and conditions in the Resolution by the Board of Adjustment of the City of Sarasota granting a variance recorded in Official Record Instrument 2004053985, of the Public Records of Sarasota County, Florida.
7. Easement Agreement by and between SunTrust Bank and NYT Management Services recorded in Official Record Instrument 2004180591, of the Public Records of Sarasota County, Florida. Said easement is located as shown on the ALTA Survey prepared by Bock & Clark's National Survey Network designated as Job Number 201101788.9, dated December 2, 2011, last revised December 28, 2011.
8. Easement in favor of Florida Power & Light Company recorded in Official Record Instrument 2005021302, of the Public Records of Sarasota County, Florida. Said easement is located as shown on the ALTA Survey prepared by Bock & Clark's National Survey Network designated as Job Number 201101788.9, dated December 2, 2011, last revised December 28, 2011.
9. Utility Easement in favor of the City of Sarasota recorded in Official Record Instrument 2006164691, of the Public Records of Sarasota County, Florida. Said easement is located as shown on the ALTA Survey prepared by Bock & Clark's National Survey Network designated as Job Number 201101788.9, dated December 2, 2011, last revised December 28, 2011.
10. Terms and conditions in the Resolution recorded in Official Record Instrument 2011077098, of the Public Records of Sarasota County, Florida.
11. Matters as depicted on Survey prepared by Bock & Clark's National Survey Network designated as Job Number 201101788.009, dated December 2, 2011, last revised December 28, 2011:
 - a. Building overhang lying .08 Feet into Right of Way for a distance of 4.0 feet along the South Boundary line.
12. Matters as depicted on Survey prepared by Bock & Clark Corporation designated as B&C Project No. 201802871, 001, Bock & Clark Project No. 9201800589, dated October 26, 2018, last revised October 30, 2018: a) Building overhang lying .08 Feet into Right of Way for a distance of 4.0 feet along the South Boundary line. b) Parking Spaces and Gate on the northeasterly portion of the Land encroach into the Easement in favor of Florida Power & Light Company, recorded in Instrument Number 2005021302, Public Records of Sarasota County, Florida. c) Gate on the northeasterly portion of the Land encroaches into the Utility Easement in favor of the City of Sarasota, Florida, recorded in Instrument Number 2006164691, Public Records of Sarasota County, Florida. d) Fence running east to west, offset from southwesterly boundary line of the Land, and encroaching into the Land, ownership unknown. e) Fence running north to south, along the southwesterly boundary line of the Land, ownership unknown.
13. Rights of LDB Media, LLC, a Florida limited liability company, pursuant to the Termination Agreement dated June 1, 2018, under the lease dated February 26, 2009, as amended.