

2/5/2019 1:26 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 2333367

Prepared by and After Recording

Return to:

John Theirl, Esq.

Theirl Wilson, PLLC

6440 N. Central Expressway, Ste. 203

Dallas, TX 75206

Doc Stamp-Deed: \$31,735.20

Parcel I.D. Numbers:

0441110001, 0442050001

0441130006, 0441130007, 0442050007

Consideration: \$4,533,577.45

NOTE TO RECORDER: DOCUMENTARY STAMP TAXES IN THE AMOUNT OF \$35,000.00 ARE BEING PAID IN CONNECTION WITH THE RECORDING OF THIS DEED.

SPECIAL WARRANTY DEED

(this "**Deed**")

KNOW ALL MEN BY THESE PRESENTS that **PLANTATION GOLF AND COUNTRY CLUB, INC.**, a Florida not-for-profit corporation ("**Grantor**"), having an address of 500 Rockly Blvd., Venice Florida 34293, for valuable consideration paid, grants with warranty covenants, and bargains and conveys to **CONCERT PLANTATION, LLC**, a Delaware limited liability company ("**Grantee**"), the tax mailing address of which is 500 Rockly Blvd., Venice, Florida 34293, the real property described on the **Exhibit A** attached hereto and incorporated herein for all purposes (the "**Land**") located in Sarasota Beach County, Florida, together with all of Grantor's rights and interests in all improvements, structures, fixtures, parking areas, buildings, and other improvements, located on, under, or over the Land (collectively, the "**Improvements**"), together with all right, title and interest of Seller in the following (collectively, the "**Appurtenances**"): (i) all appurtenances, hereditaments and easements; (ii) in and to all minerals including, without limitation, all oil, gas and other hydrocarbons and any other minerals on, in or under the Land and all surface and subsurface rights (including mining and development rights); (iii) all other rights, privileges, easements and entitlements belonging to or running with the Land (including as may be necessary for ingress, egress and maintenance of the Land, and the Improvements); (iv) adjacent streets, alleys, rights-of-way, strips and gores and (v) all surface and subsurface water, riparian, appropriation and allocation rights, water stock agreements and water rights associated with the Land (the Land, Improvements and Appurtenances are collectively referred to as the "**Real Property**").

SUBJECT TO (i) real estate taxes and assessments not yet due and payable and (ii) the items listed on **Exhibit B** attached hereto and incorporated herein for all purposes.

Grantor does hereby specially warrant the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

[Signature of Grantor appears on the following page]

IN WITNESS WHEREOF. Grantor has caused these presents to be executed this 31st day of JANUARY, 2019.

Witnesses:

Grantor:

Signature: B. Camarota
Print Name: B.J. Camarota

PLANTATION GOLF AND COUNTRY CLUB, INC.,
a Florida not-for-profit corporation

Signature: Bill Trent
Print Name: BILL TRENT

By: Tom Kubik
Name: Tom Kubik
Title: President

STATE OF Florida)

COUNTY OF Sarasota

SS:

The foregoing instrument was acknowledged to and before me on this 31st day of January, 2019, by Tom Kubik, as President of PLANTATION GOLF AND COUNTRY CLUB, INC. a Florida not-for-profit corporation, on behalf of the corporation. Said person is either personally known to me or produced _____ as identification.

Georgia Carr

Notary Public, State of Florida

Print Name: Georgia Carr

My Commission Expires: November 20, 2020

[Affix Notary Seal]

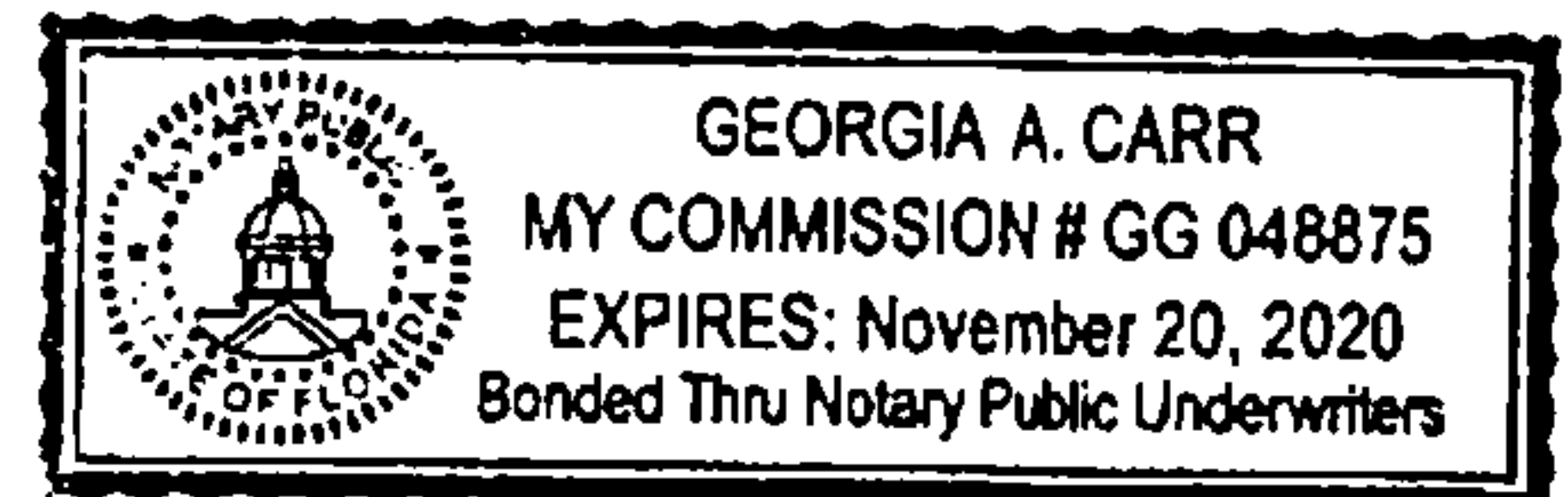


EXHIBIT A

Legal Description of Land

Parcel 1:

All that property described in Warranty Deed recorded in Official Records Book 2345 page 2622 of the Public Records of Sarasota County, Florida

For informational Purposes only: Property Appraiser # 0441110001

Parcel 2:

All that property described in Warranty Deed recorded in Official Records Book 2348 page 1679 of the Public Records of Sarasota County, Florida

For informational Purposes only: Property Appraiser # 0442050001

Parcel 3:

A parcel of land lying in Section 24, Township 39 South, Range 19 East, Sarasota County, Florida described as follows:

Commence at the Southwest corner of the lands described in Easement No. 2 recorded in Official Records Book 2269, Page 1894, public records of Sarasota County, Florida.

Thence N. 88°52'00" W., along the north lines of those lands described in Easement No. 1, recorded in Official Records Book 2269, Page 1891, of said public records, a distance of 12.00 feet for a Point of Beginning.

Thence N. 88°52'00" W. along said North line, a distance of 74.58 feet to a point on the East boundary line of those lands described in Official Records Book 2269, Page 1890 of said public records; thence leaving said North line, traverse along said East boundary line by the following three courses:

1. N.09°09'05"E., a distance of 155.21 feet;
2. N.15°08'20" E., a distance of 46.21 feet,
3. S.72°10'44" E., a distance of 75.02 feet to a point on the West line of the lands described in Official Records Book 2269, Page 1894.

Thence S. 01°09'28" W. along said West line, a distance of 40.21 feet; thence S. 08°40'13" W., a distance of 107.97 feet; thence leaving said West line, N.88°52'00" W., a distance of 12.00 feet; thence S.08°40'13"W. a distance of 30.00 feet to the Point of Beginning.

For informational Purposes only: Property Appraiser # 0442050007

Parcel 4:

A parcel of land lying in Section 24, Township 39 South, Range 19 East, Sarasota County, Florida lying Easterly of Woodbridge Drive and the 12th Fairway on the Bobcat Golf Course, designated Parcel 120 for convenience, described as follows:

Commence at the Northwest corner of THE VILLAS OF SOMERSET AT THE PLANTATION, as per plat recorded in Condominium Book 28, Page 37, Public Records of Sarasota County, Florida, thence traverse along the Easterly R/W line of Woodbridge Boulevard (an 80 Private R/W) by the following four courses: N.04 °36'50"E., a distance of 69.50 feet to the point of curvature of a curve to the left. having: a radius of 3140.00 feet, a central angle of 06 °15'00"; thence along the arc of Said curve, an arc length of 418.88 feet to the point of tangency of said curve; thence N.01°38'10"W., a distance of 85.19 feet to the point of curvature at a curve to the left, having: a radius of 440.00 feet, a central angle of 12°10'37", thence along the arc of said curve, an arc length of 93.51 feet, for a Point of Beginning.

Thence leaving said Easterly R/W line N.76 °11'13" E., a distance of 18.67 feet; thence N.16 °08'40"W., a distance of 173.75 feet; thence N.01°27'13"W., distance of 138.49 feet: thence N.76°36'29"W., a distance of 70.70 feet: thence N.51°37'56"W., a distance of 60.34 feet: thence N.36 °13'38"W., a distance of 245.26 feet; thence N.21°18'04"W., a distance of 127.55 feet; thence S.13°.58'28"W., a distance of 80.44 feet to a point on said Easterly R/W line thence by

a curve to the left, having: a radius of 960.01 feet, a central angle of 04°33'01", an arc length of 76.24 feet to the point of reverse curvature of a curve to the right, having: a radius of 1240.00 feet, a central angle of 14°03'54"; thence along the arc of said curve, an arc length of 304.40 feet to the point of tangency of said curves thence S.27 °38'10"E., a distance of 219.67 feet to the point of curvature of a curve to the right, having: a radius of 440.00 feet, a central angle of 13 °49'23", an arc length of 106.15 feet to the Point of Beginning.

For informational Purposes only: Property Appraiser # 0441130006.

Parcel 5:

A parcel of land lying in Section 24, Township 39 South, Range 19 East, Sarasota County, Florida being that portion of the property conveyed in Instrument #2000.59169 lying southerly of Fairway Glen, more particularly described as follows:

That portion of proposed Woodbridge Drive extending south of Fairway Glen of St. Andrews Park at the Plantation, a condominium ("Fairway Glen"), according to Declaration of Condominium thereof recorded in the Official Records as Instrument No. 2002.178463, and as per plat thereof recorded in Condominium Book 35, Page 41, Public Records of Sarasota County, Florida, commencing at the southerly boundary of Phase 6 of said Fairway Glen, said boundary having a length of 80 feet and a bearing of S 52°50'55 W, extending southerly to a terminus being the north line of the parcel described in Official Records Book 2590, Page 2341, Public Records of Sarasota County, Florida.

For informational Purposes only: Property Appraiser # 0441130007.

Parcel 6:

All that property described Special Warranty Deed recorded in Official Records Book 2465, page 219 as re-recorded at 2474, Page 5 as corrected by Special Warranty Deed recorded in Official Records 2682, Page 742

Parcel 7:

All that property described Special Warranty Deed recorded in Official Records Book 2663,
Page 245

Parcel 8:

All that property described Special Warranty Deed recorded in Official Records Book 2785,
Page 2207

Parcel 9:

All that property described Special Warranty Deed recorded in Official Records Book 2785,
Page 2217

Parcel 10:

All that property described Special Warranty Deed recorded in Official Records Book 2785,
Page 2232

Less and Except from Parcels 1-10 the property described in Warranty Deed recorded in Official
Records Book 2044, page 2142.

EXHIBIT B

Exceptions

7. All matters contained on the Plat of The Plantation, Unit One, as recorded in Plat Book 28, Page 4.
8. Subject to stipulations, terms and conditions as set forth in the Resolution of Board of County Commissioners of Sarasota County, Florida, Rezoning Petition No. 72-12 (Resolution No. 73-23), recorded in Official Records Book 992, Page 114, as amended in Official Records Book 1779, Page 236 amended by Resolution No. 86-246, recorded in Official Records Book 1858, Page 1336, and Notice of Stipulations and Limitations Encumbering Real Property pursuant to Sarasota County Zoning Code/Ordinance No. 94-011 as recorded in Official Records Book 2611, Page 238.
9. Subject to the Plantation Master Covenants recorded in Official Records Book 1450, Page 16, and all subsequent amendments thereto, and various Assignments of Certain Developer's Rights and Responsibilities recorded in Official Records Book 1463, Page 1848, Official Records Book 1952 Page 1760, Official Records Book 2525 page 920, Official Records Book 2525 page 922, Official Records Book 2525 page 927, Official Records Book 2525 page 929, Official Records Book 2579 page 535, Official Records Book 2579 page 537, Official Records Book 2597, Page 1531, Official Records Book 2607 Page 673, Official Records Book 2637, Page 1741, Official Records Book 2707 page 1879, Official Records Book 2777 page 1209, Official Records Book 2837 page 2564; Official Records Book 2837, Page 2568, ; Official Records Book 2992, Page 1459; Official Records Book 2992, Page 1463; Instrument Number 1999.26730, Instrument Number 1999.26731, Instrument Number 1999.26732, Instrument Number 1999.26733, Instrument Number 1999.26734, Instrument Number 1999.26735, Instrument Number 1999.26736, Instrument Number 2011.39091, Instrument Number 2011.39092, Instrument Number 2011.39093, Instrument Number 2015.30248, Instrument Number 2016.81411.
10. Easement granted to Florida Power & Light Company recorded in Official Records Book 1466, Page 195.
11. Easement granted to Florida Power & Light Company recorded in Official Records Book 1466, Page 196.
12. Easement granted to Florida Power & Light Company recorded in Official Records Book 1548, Page 1248.

13. Memorandum and Notice of SMATV Service Agreement between Plantation Associates, a Florida general partnership, Telstar Communications, Inc., a Florida corporation, and Crystal Cablevision Co., Inc., a Florida corporation, recorded in Official Records Book 1652, Page 271, Memorandum of Notice of Lease recorded in Official Records Book 1652, Page 274 and Memorandum of Assignment recorded in Official Records Book 2007, Page 2184.
14. Utility and Access Easement/ Pump Station No. 7 granted to Plantation Associates recorded in Official Records Book 1685, Page 1855 as assigned to Sarasota County by Assignment recorded in Official Records Book 2269, Page 1911
15. Easement granted to Florida Power & Light Company recorded in Official Records Book 1923, Page 2111.
16. Easement granted to Florida Power & Light Company recorded in Official Records Book 1997, Page 584
17. Easement granted to Florida Power & Light Company recorded in Official Records Book 2078, Page 2691.
18. Golf Course Agreement recorded in Official Records Book 2119, Page 1803.
19. Easement granted to Florida Power & Light Company recorded in Official Records Book 2132, Page 2560.
20. Utility Easement recorded in Official Records Book 2223, Page 2149.
21. Road Easement recorded in Official Records Book 2223, Page 2154.
22. Sidewalk Easement recorded in Official Records Book 2223, Page 2157
23. Utility and Access Easement/ Pump Station No. 5 granted to Sarasota County recorded in Official Records Book 2269, Page 1898.
24. Utility and Access Easement/ Pump Station No. 8 granted to Sarasota County recorded in Official Records Book 2269, Page 1913.
25. Utility and Temporary Construction Easement granted to Sarasota County recorded in

Official Records Book 2444, Page 2773

26. Permanent Easement Sewer granted to Sarasota County recorded in Official Records 2530, Page 2034 as modified by Modification to Permanent Easement Sewer recorded as Instrument Number 2011.105267
27. Permanent Easement Water granted to Sarasota County recorded in Official Records 2530, Page 2037 as modified by Modification to Permanent Easement Water recorded as Instrument Number 2011.105268.
28. Subject to Buffer Property Agreement recorded in Official Records Book 2304, Page 2734.
29. Easement granted to Florida Power & Light Company recorded in Official Records Book 2330, Page 1130
30. Easement granted to Florida Power & Light Company recorded in Official Records Book 2330, Page 1133
31. Terms and conditions of Easement granted to Plantation Golf and Country Club, Inc. recorded in Official Records Book 2345, Page 2653.
32. Reservations and conditions contained in Special Warranty Deed recorded in Official Records Book 2345, Page 2622. Restrictions include, but may not be limited to, 99 year use restriction.
33. Easement granted to Florida Power & Light Company recorded in Official Records Book 2348, Page 755
34. Well Easement recorded in Official Records Book 2369, Page 917
35. Utility Easement recorded in Official Records Book 2369, Page 1368.
36. Easement Agreement between Plantation Associates, et.al. recorded in Official Records Book 2381, Page 438.
37. Easement granted to Florida Power & Light Company recorded in Official Records Book 2436, Page 2158.

38. Easement to Plantation Associates recorded in Official Records Book 2465, Page 305.
39. Terms and conditions of Easement granted to Plantation Golf and Country Club, Inc. recorded in Official Records Book 2465, Page 307.
40. Easement in favor of Plantation Golf & Country Club, Inc., a Florida not-for-profit corporation, recorded in Official Records Book 2465, Page 313.
41. Terms and conditions of Easement granted to Plantation Golf and Country Club, Inc. recorded in Official Records Book 2489, Page 472
42. Agreement for Covenant Running with Land recorded in Official Records Book 2535, Page 1973.
43. Reservations and conditions contained in Special Warranty Deed recorded in Official Records Book 2465, Page 219 as re-recorded at 2474, Page 5 as corrected by Special Warranty Deed recorded in Official Records Book 2682, Page 742. Restrictions include, but may not be limited to, 99 year use restriction.
44. Notice of Sarasota County Zoning Code Limitations recorded in Official Records Book 2611, Page 238.
45. Easement in favor of Bermuda Club West recorded in Official Records Book 2727, Page 1841.
46. Covenants, conditions and restrictions recorded in Official Records Book 2777, Page 1130.
47. Non-Exclusive Utility and Ingress/Egress Easement granted to Sarasota County recorded as Instrument Number 2002.45143
48. Reciprocal Easement Agreement by and between SAP Development I, Inc., SAP Panther Development, Inc., and Plantation Golf and Country Club, Inc., as recorded as Instrument Number 2004.111769.
49. Drainage and Retention Easement Agreement recorded as Instrument Number 2008.129625.

50. Utility Easement recorded as Instrument Number 2011.90777

51. Notice of Stipulations. and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code, together with attached Ordinance No. 2013-05 of the Board of County Commissioners of Sarasota County, Florida recorded as Instrument Number 2013.69188.

52. Terms and conditions of unrecorded Lake Bank Erosion and Repair Agreement between Plantation Golf and Country Club, Inc. and Plantation Management Association, Inc. as evidenced by Certificate of Recording recorded as Instrument Number 2015.153218.

53. Non-Exclusive Ingress/Egress Easement between Plantation Holdings LLP, et. al. recorded as Instrument Number 2016.122568.