

Prepared By and Return To:  
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RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2019021960 3 PG(S)  
February 25, 2019 08:21:00 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



File Number: 45500-116548  
Purchase Price: \$10.00

### Quit Claim Deed

Made this February 1, 2019 by **JMT PARTNERS, a Florida general partnership**, whose post office address is: 344 Beverly Road, Venice, FL 34293, hereinafter called the Grantor, to **VENICE MARINE PARK, LLC, a Florida limited liability company**, whose post office address is: 1834 Main Street, Sarasota, FL 34236, hereinafter called the Grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the Grantor, for and in consideration of the sum of TEN and No/100 Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all of the right, title, interest, claim and demand which the said Grantor has in and to all of that certain land situate in Sarasota County, Florida, viz:

See attached Exhibit A

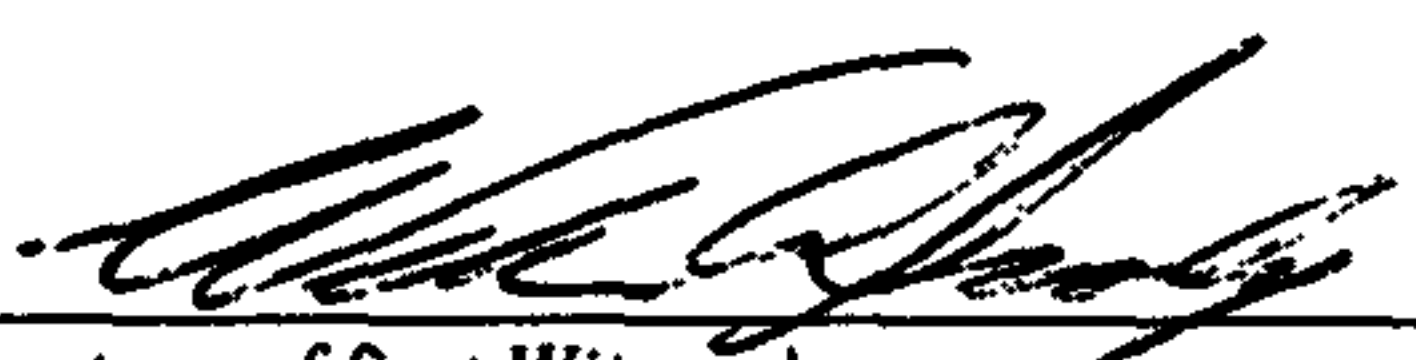
Parcel ID No.: Prior TIN 0407-06-0004 now part of 0407060010

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the above described premises, with the appurtenances, unto the Grantee, Grantee's heirs and assigns forever.

**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
(Signature of first Witness)

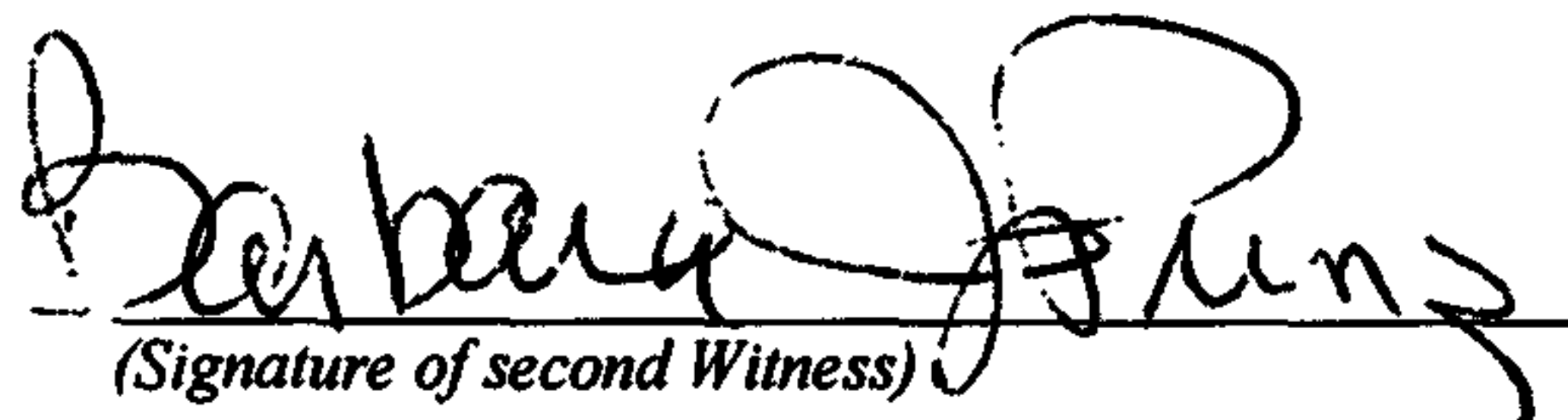
**William A. Dooley**

(Printed name of first Witness)

**JMT PARTNERS, a Florida general partnership**

By:

  
**Michael J. Konecnik, as General Partner**

  
(Signature of second Witness)

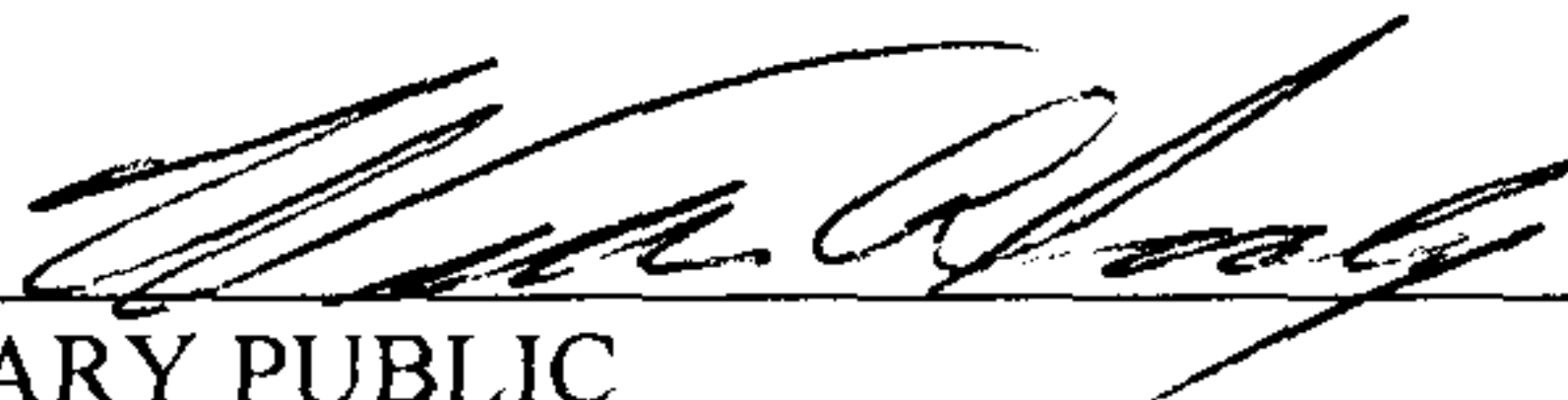
**- Barbara J. Prinz**

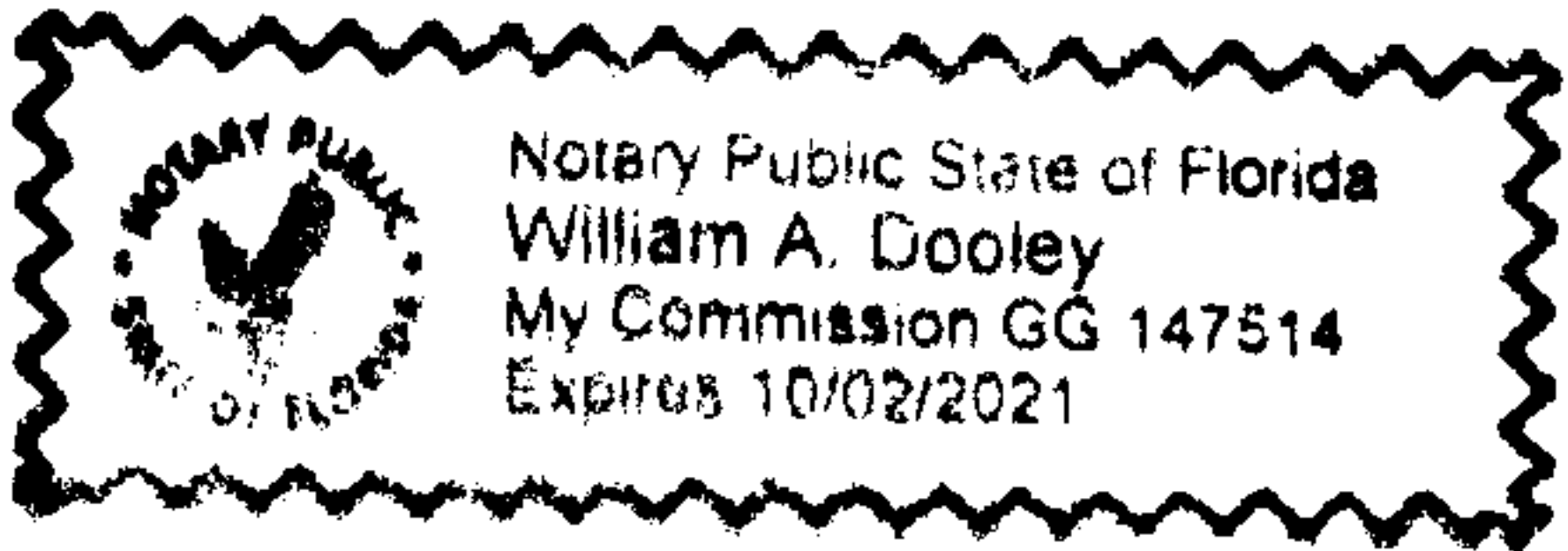
(Printed name of second Witness)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15 day of February, 2019, by **Michael J. Konecnik, as General Partner of JMT Partners, a Florida general partnership,** ☒ who is/are personally known to me or ☐ who produced \_\_\_\_\_

(SEAL)

  
\_\_\_\_\_  
NOTARY PUBLIC  
Printed Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



## **EXHIBIT "A"**

Begin at the northeast corner of NE¼ of NW¼ of Section 7, Township 39 South, Range 19 East, thence West 488.9 feet to iron pipe located on West side of old abandoned SAL RR right of way; thence South 10°30' West 468.7 feet; thence North 80°48' West 259.2 feet to west right of way of Tamiami Trail (66 feet width); thence South 0°05' West along West line of said Trail 572.9 feet for a POB; thence continue South 0°05' West 85 feet; thence North 70°41' West 150 feet; thence North 0°05' East 85 feet; thence South 70°41' East 150 feet to the POB, and being located in Section 7, Township 39 South, Range 19 East, Sarasota County, Florida; together with all riparian rights thereunto appertaining.

### **ALSO**

All of that real property lying between the Southerly line of the above described real property and the mean high water mark of a bayou of Hatchett Creek, extended, and bounded on the West by the Southerly extension of the Westerly line of the above described Property, and bounded on the East by the Southerly extension of the Easterly line of the above described property.