

6/4/2019 4:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2381545

Prepared by and return to;
Jeffrey C. Shannon P.A.
2025 E. 7th Ave.
Tampa, FL 33605

Doc Stamp-Deed: \$127,750.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 3rd day of June, 2019 by ST. ARMANDS CIRCLE INVESTMENTS, LLC, a Florida limited liability company, as successor by conversion to St. Armands Circle Investments, Ltd., a Florida limited partnership, whose address is 181 Carica Road, Naples, FL 34108, CLAYTON MITCHELL PROPERTIES, LLC, a Florida limited liability company, 181 Carica Road, Naples, FL 34108, and DEANSUSPROPERTIES, LLC, a Florida limited liability company, whose address is 181 Carica Road, Naples, FL 34108 as to each undivided interest (collectively "Grantors"), to COLUMBIA RESTAURANT OF SARASOTA, INC., a Florida corporation ("Grantee"), whose post office address is 2025 E. 7th Ave., Tampa, Florida 33605.

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee and to Grantee's heirs, successors and assigns all of Grantor's right, title and interest in and to the following described land (the "Property") located in Sarasota County, Florida:

See Exhibit "A" attached hereto and made a part hereof for the legal description of the Property.

NOTE: THE PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR HEREIN.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors, and assigns in fee simple forever.

This conveyance is made subject to restrictions, reservations, and easements of record; applicable zoning ordinances; matters appearing on any recorded plat of the Property; and taxes for the 2019 and subsequent years.

And Grantor does hereby covenant with Grantee that, except as noted above, title to the Property is free from all encumbrances made by Grantors, and that Grantors will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantors (except as noted above), but against none other.

(SIGNATURES AND NOTARY BLOCKS ON THE FOLLOWING THREE (3) PAGES)

IN WITNESS WHEREOF, Grantors have executed this deed the day and year first above written.

Witnesses

GRANTOR:
ST. ARMANDS CIRCLE INVESTMENTS,
LLC, a Florida limited liability company

Joelyn Hartigan
Name: Joelyn Hartigan

Jeffrey Grebe
Name: JEFFREY GREBE

By: *Myriam Colson*
Myriam Colson
Title: Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31st day of June, 2019, by Myriam Colson, as Manager of St. Armands Circle Investments, LLC, a Florida limited liability company on behalf of the company. She is personally known to me or has produced FLDL as identification.

(AFFIX NOTARY SEAL)

Joelyn Hartigan
Print Name: _____
(Notary Public)
My Commission Expires:



IN WITNESS WHEREOF, Grantors have executed this deed the day and year first above written.

Witnesses

GRANTOR:
CLAYTON MITCHELL PROPERTIES,
LLC, a Florida limited liability company

Joelyn Hartigan
Name: Joelyn Hartigan
Jeffrey Grebe
Name: JEFFREY GREBE

By: *Myriam Colson*
Myriam Colson
Title: Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31st day of June, 2019, by Myriam Colson, as Manager of Clayton Mitchell Properties, LLC, a Florida limited liability company on behalf of the company. She is personally known to me or has produced FL DL as identification.

(AFFIX NOTARY SEAL)

Joelyn Hartigan
Print Name: _____
(Notary Public)
My Commission Expires:



IN WITNESS WHEREOF, Grantors have executed this deed the day and year first above written.

Witnesses

GRANTOR:

DEANSUSPROPERTIES, LLC, a Florida limited liability company

Joelyn Hartigan
Name: Joelyn Hartigan

By: *Myriam Colson*
Myriam Colson
Title: Manager

Jeffrey Grebe
Name: JEFFREY GREBE

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31st day of June, 2019, by Myriam Colson, as Manager of Deansusproperties, LLC, a Florida limited liability company on behalf of the company. She is personally known to me or has produced FL DL as identification.

Joelyn Hartigan
Print Name: _____
(Notary Public)

(AFFIX NOTARY SEAL)
My Commission Expires:



EXHIBIT "A"
(LEGAL DESCRIPTION)

Lots 13, 14, 15, 16 and 17, Block 3, Plat No. 1, SAINT ARMAND'S DIVISION OF THE JOHN RINGLING ESTATES, according to the plat thereof recorded in Plat Book 2, Pages 30 and 31, Public Records of Sarasota County, Florida