

9/4/2019 10:56 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2418634

This instrument prepared without review or  
opinion of title by:

Kevin A. Denti, Esquire  
KEVIN A. DENTI, P.A.  
2180 Immokalee Road – Suite #316  
Naples, Florida 34110  
Telephone: 239-260-8111

Doc Stamp-Deed: \$316,400.00

Documentary Stamp Tax: \$316,400.00

Parcel I.D. Number #: 0046070003, 0046010004, and 0046010002

Above Space for Clerk's Use Only

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29<sup>th</sup> day of August, 2019, by and between **SARASOTA COMMERCE CENTER LLC**, a Florida limited liability company, whose post office address is 23421 Walden Center Drive – Suite #300, Estero, Florida 34134, GRANTOR, and **GATEWAY PROFESSIONAL INVESTMENT LLC**, a Delaware limited liability company, whose post office address is 610 North Wymore Road – Suite #200, Maitland, Florida 32751 “GRANTEE”.

WITNESSETH, that said GRANTOR, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said GRANTEE, and GRANTEE'S heirs and assigns forever, the following described real property situate, lying and being in Sarasota County, Florida, to wit:

See Exhibit “A” attached hereto.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

GRANTOR further hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through or under the Grantor, but not otherwise; and that said real property is free from all encumbrances, except those matters set forth on the attached Exhibit “B”, provided, however, this reference shall not serve to reimpose same.



## EXHIBIT A

### LEGAL DESCRIPTION

#### 301 and 401 N. Cattlemen Road

That portion of Section 24, Township 36 South, Range 18 East, Sarasota County, Florida, described as follows:

Begin at a 4 inch by 4 inch concrete monument with disk stamped PRM LS 1747, found at the Northeast corner of Lot 6, GATEWAY TO SARASOTA, PHASE 1, a subdivision recorded in Plat Book 39, Page 12, of the Public Records of Sarasota County, Florida; thence along the North line of said Lot 6, South  $88^{\circ} 31'35''$  West, 397.30 feet to a nail with disk stamped PRM LS 1747, found in a concrete sidewalk at the Northwest corner of said Lot 6; thence along the Easterly right-of-way line of North Cattlemen Road (public right-of-way, width varies at this point), North  $03^{\circ} 08'03''$  West, 24.30 feet to a 5/8 inch iron rod with plastic cap stamped AM ENG LB 4334; thence continue along said Easterly right-of-way line, North  $01^{\circ} 28'17''$  West, 216.00 feet to a 5/8 inch iron rod with plastic cap stamped AM ENG LB 4334 set at the beginning of a tangential curve concave to the East, having a radius of 670.00 feet and a delta angle of  $91^{\circ} 52'55''$ , whose chord bears North  $44^{\circ} 28'11''$  East; thence along said curve in a clockwise direction, 1074.44 feet to a 5/8 inch iron rod with plastic cap stamped PSM LB 6754; thence tangent to the last curve, South  $89^{\circ} 35'22''$  East, 63.55 feet to a 5/8 inch iron rod with plastic cap stamped AM ENG LB 4334 set at the beginning of a tangential curve concave to the Southwest, having a radius of 40.00 feet and a delta angle of  $90^{\circ} 00'00''$ , whose chord bears South  $44^{\circ} 35'22''$  East; thence along said curve in a clockwise direction, 62.83 feet to a 5/8 inch iron rod with plastic cap stamped AM ENG LB 4334; thence tangent to the last curve, South  $00^{\circ} 24'38''$  West, 400.03 feet to a 5/8 inch iron rod with plastic cap stamped AM ENG LB 4334 at a point of cusp with a curve concave to the Southwest, having a radius of 57.00 feet and a delta angle of  $74^{\circ} 46'38''$ , whose chord bears North  $52^{\circ} 12'03''$  West; thence along said curve in a counterclockwise direction, 74.39 feet to a 5/8 inch iron rod with plastic cap stamped AM ENG LB 4334; thence tangent to the last curve, North  $89^{\circ} 35'22''$  West, 48.55 feet to a 5/8 inch iron rod with plastic cap stamped AM ENG LB 4334 found at the beginning of a tangential curve concave to the South, having a radius of 272.00 feet and a delta angle of  $91^{\circ} 52'55''$ , whose chord bears South  $44^{\circ} 28'11''$  West; thence along said curve in a counterclockwise direction, 436.19 feet to a 4 inch by 4 inch concrete monument with disk stamped PRM LS 1747; thence tangent to the last curve, South  $01^{\circ} 28'17''$  East, 240.27 feet to the Point of Beginning.

#### TOGETHER WITH:

A private drainage, utility, and access easement recorded in Official Records Instrument Number 2003094206, of the Public Records of Sarasota County, Florida, and being more particularly described as follows: Commence at the Northeast corner of Lot 5, GATEWAY TO SARASOTA, PHASE 1, as recorded in Plat Book 39, Page 12, of the Public Records of Sarasota County, Florida; thence along the Northerly line of said Lot 5, South  $88^{\circ} 31'43''$  West, 389.21 feet to a 5/8 inch iron rod with 2 inch aluminum cap stamped "AM ENG INC LB 4334 Survey Marker" for a Point of Beginning of said Easement; thence North  $00^{\circ}$

24'38" East, 564.84 feet to the beginning of a tangential curve concave to the Southeast having a radius of 40.00 feet and a delta angle of 90° 00'00", whose chord bears North 45° 24'38" East; thence along said curve Easterly and in a clockwise direction, 62.83 feet to a point of cusp lying on the Southerly right-of-way line of North Cattlemen Road, as recorded in Official Records Book 2993, Page 96, of the Public Records of Sarasota County, Florida; thence along said right-of-way line and tangent to the last curve, North 89° 35'22" West, 140.00 feet to a point of cusp lying at the beginning of a tangential curve concave to the Southwest, having a radius of 40.00 feet and a delta angle of 90° 00'00"; whose chord bears South 44° 35'22" East; thence along said curve in a clockwise direction, 62.83 feet; thence tangent to the last curve, South 00° 24'38" West, 566.81 feet; thence North 88° 31'43" East, 60.03 feet to the Point of Beginning.

**AND TOGETHER WITH:**

Public flowage easements and stormwater detention areas as shown in and described as Parcel 2 and Parcel 4, Plat Book 39, Pages 12-12A, of the Public Records of Sarasota County, Florida.

**AND TOGETHER WITH:**

A non-exclusive private drainage, utility, and access easement over, under and across Parcel 3, Plat Book 39, Pages 12-12A, of the Public Records of Sarasota County, Florida.

**AND TOGETHER WITH:**

Easements for drainage, ingress and egress and private roadway and driveway easements as created and granted in that certain Declaration of Covenants and Restrictions for The Gateway recorded in Official Records Book 3003, Page 1504, as supplemented in Official Records Book 3062, Page 2876, in Official Records Instrument Number 1999033277, Official Records Instrument Number 1999088831, Official Records Instrument Number 2000129557, and Official Records Instrument Number 2004144309, all of the Public Records of Sarasota County, Florida.

**LEGAL DESCRIPTION**

**551 N. Cattlemen Road**

A parcel of land in Section 24, Township 36 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of Lot 5, GATEWAY TO SARASOTA, PHASE I, as recorded in Plat Book 39, Pages 12 and 12A, of the Public Records of Sarasota County, Florida; thence along a line that lies 54 feet East of the East line of Parcel 4, as shown on the aforementioned plat of GATEWAY TO SARASOTA, PHASE 1, North 00° 24'36" East, 242.70 feet; thence leaving said line South 89° 35'24" East, 265.48 feet to a Point of Beginning; thence North 00° 24'36" East, 24 feet; thence North 46° 53'36" East, 181.37 feet; thence North 43° 06'24" West, 212.68 feet; thence to its intersection with the Southerly Right-of-Way line of Cattlemen Road (100' Right-of-Way), and along a radial line North 9° 27'50" West, 71.67 feet to a point on a curve concave to the North, having a radius of 770.00 feet and a central angle of 57° 00'27"; thence along the arc of said curve, 766.13 feet (Chord bearing North 52° 01'57" East, 734.91 feet); thence leaving said Southerly Right-of-Way, and along a curve concave to the North having a radius of 785.40 feet and a central angle 2° 13'51"; thence along the arc of said curve, 30.58 feet (Chord bearing North 84° 11' 51" East, 30.58 feet); thence South 0° 11'46" West, 114.54 feet; thence South 5° 28'29" West, 194.80 feet; thence South 11° 47'44" West, 294.70 feet; thence South 24° 26'14" West, 31.07 feet; thence North 89° 49'29" West, 110.28 feet; thence South 30° 45'29" West, 277.33 feet; thence North 59° 14'31" West, 76.22 feet; thence North 89° 35'24" West, 175.58 feet to the Point of Beginning.

**TOGETHER WITH**

A 24 foot wide strip of land to be used for Ingress and Egress, being more particularly described as follows: Commence at the Northwest corner of Lot 5, GATEWAY TO SARASOTA, PHASE 1, as recorded in Plat Book 39, Pages 12 and 12A, Public Records of Sarasota County, Florida; thence along a line that lies 54 feet East of the East line of Parcel 4, as shown on the aforementioned PLAT OF SARASOTA, PHASE 1, North 00° 24'35" East, 242.70 feet for a Point of Beginning; thence continue along said line North, 00° 24'30" East, 24.00 feet; thence leaving said line South 89° 35'24" East, 265.58 feet; thence South 00° 24'36" West, 24.00 feet; thence North 89° 35'24" West, 265.58 feet to the Point of Beginning.

**AND TOGETHER WITH**

Easements for drainage, ingress and egress and private roadway and driveway easements as created and granted in that certain Declaration of Covenants and Restrictions for The Gateway recorded in Official Records Book 3003, Page 1504, as supplemented in Official Records Book 3062, Page 2876, in Official Records Instrument Number 1999033277, Official Records Instrument Number 1999088831, Official Records Instrument Number 2000129557, and Official Records Instrument Number 2004144309, all of the Public Records of Sarasota County, Florida.

## **LEGAL DESCRIPTION**

### **501 N. Cattlemen Road**

A parcel of land lying in Section 24, Township 36 South, Range 18 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Lot 5, GATEWAY TO SARASOTA PHASE 1, as recorded in Plat Book 39, Pages 12 and 12A, of the Public Records of Sarasota County, Florida; thence along a line that lies 54 feet East of the East line of Parcel 4, as shown on the aforementioned Plat of GATEWAY TO SARASOTA PHASE 1, North 00° 24'36" East, 565.03 feet to a point of curvature of a curve concave to the East, having a radius of 40.00 feet and a central angle of 90° 00'00"; thence along the arc of said curve, 62.83 feet, (chord bearing North 45° 24'37" East, 56.57 feet) to its intersection with the Southerly right-of-way line of North Cattlemen Road, as recorded in Official Records Book 2993, Pages 96 through 98, of the Public Records of Sarasota County, Florida; thence along said right-of-way line, South 89° 35'22" East, 66.32 feet to a point of curvature of a curve concave to the North, having a radius of 770.00 feet and a central angle of 9° 27'50"; thence along the arc of said curve, 132.70 feet, (chord bearing North 85° 28'24" East, 132.54 feet); thence leaving said right-of-way and a line radial to said curve, South 9° 27'50" East, 71.67 feet; thence South 43° 06'24" East, 212.68 feet; thence South 46° 53'36" West, 181.37 feet; thence South 00° 24'36" West, 24.00 feet; thence South 89° 35'24" East, 175.58 feet; thence South 59° 14'31" East, 76.22 feet to the Westerly line of a drainage right-of-way; thence along said Drainage right-of-way, South 30° 45'29" West, 221.57 feet to the Northeast corner of Lot 5, said GATEWAY TO SARASOTA PHASE 1; thence South 88° 31'43" West, along the North line of said Lot 5, 395.22 feet to the Point of Beginning.

#### **TOGETHER WITH**

A 24 foot wide strip of land to be used for Ingress and Egress, being more particularly described as follows: Commence at the Northwest corner of Lot 5, Gateway to Sarasota, Phase 1, as recorded in Plat Book 39, Pages 12 and 12A, of the Public Records of Sarasota County, Florida; thence along a line that lies 54 feet East of the East line of Parcel 4, as shown on the aforementioned plat of Gateway to Sarasota, Phase 1, N00°24'36"E, 242.70 feet; thence leaving said line S89°35'24"E, 265.58 feet for a Point of Beginning; thence N00°24'36"E, 24.00 feet; thence S89°35'24"E, 205.37 feet; thence N30°31'31"E, 108.17 feet; thence N43°06'30"W, 287.11 feet; thence to its intersection with the Southerly right-of-way of Cattlemen Road (100' right-of-way), N13°46'31"W, 66.36 feet; said point being a point on a curve concave to the North having a radius of 770.00 feet and a central angle of 1°47'14"; thence along the arc of said curve, 24.02 feet (chord bearing N74°04'53"E, 24.02 feet); thence leaving said right-of-way line S13°46'31"E, 60.97 feet; thence S43°06'30"E, 298.79 feet; thence S30°31'31"W, 139.96 feet; thence N89°35'24"W, 219.19 feet to the Point of Beginning.

**AND TOGETHER WITH:**

**Easements for drainage, ingress and egress and private roadway and driveway easements as created and granted in that certain Declaration of Covenants and Restrictions for The Gateway recorded in Official Records Book 3003, Page 1504, as supplemented in Official Records Book 3062, Page 2876, in Official Records Instrument Number 1999033277, Official Records Instrument Number 1999088831, Official Records Instrument Number 2000129557, and Official Records Instrument Number 2004144309, all of the Public Records of Sarasota County, Florida.**

## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.
2. Declaration of Covenants and Restrictions for The Gateway, recorded in O.R. Book 3003, Page 1504, as supplemented in Book 3062, Page 2876, Instrument Number 1999033277, Instrument Number 1999088831, Instrument Number 2000129557, and Instrument Number 2004144309, Public Records of Sarasota County, Florida, which contain provisions for easements, and assessments, including special assessments, and a right of first refusal. Subject to the terms and conditions of said Declaration, as to insured easements. (Affects all Tracts)
3. Competing business use restriction set forth in Easements with Covenants, Conditions and Restrictions Affecting Land recorded in Instrument Number 2000129559, Public Records of Sarasota County, Florida. (Affects all Tracts)
4. Notices of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code recorded in O.R. Book 2395, Page 282, O.R. Book 2502, Page 1736, O.R. Book 2928, Page 1047, O.R. Book 3056, Page 1213, Instrument number 2003050735, Public Records of Sarasota County, Florida. (Affects all Tracts)
5. Utility Easement in favor of Dolomite Utilities Corporation recorded in Instrument Number 1999040356, as assigned to Sarasota County, Florida, by Assignment of Easements recorded in Instrument Number 2013166661, Public Records of Sarasota County, Florida. (Affects Tracts One and Three)
6. Utility Easement granted to Florida Power & Light Company, recorded in Instrument Number 1999086551, Public Records of Sarasota County, Florida. (Affects Tract One)
7. Easement granted to Florida Power & Light Company, recorded in Instrument Number 1999086550, as affected by Non-Disturbance Agreement recorded in Instrument Number 2016127405, Public Records of Sarasota County, Florida. (Affects Tract One)
8. Easement granted to Florida Power & Light Company, recorded in Instrument Number 2000050130, Public Records of Sarasota County, Florida. (Affects Tracts One and Three, and Tract Two, insured easement only)
9. Easement granted to Florida Power & Light Company, recorded in Instrument Number 2001090601, Public Records of Sarasota County, Florida. (Affects Tract One)
10. Permanent Utility Easement granted to Aqua Utilities Florida, Inc., a Florida corporation, recorded in Instrument Number 2005102454, as assigned to Sarasota County, Florida, by Assignment of Easements recorded in Instrument Number 2013166661, Public Records of Sarasota County, Florida. (Affects Tract Three)
11. Non-Exclusive Permanent Utility Easement granted to Florida Power & Light Company, recorded in O.R. Book 2951, Page 2444, Public Records of Sarasota County, Florida. (Affects Tracts Two and Three)
12. Permanent Drainage Easement granted to Sarasota County, recorded in Instrument Number 2000116742, Public Records of Sarasota County, Florida. (Affects Tract Three, and Tract One, insured easement only, and Tract Two, insured easement only)



13. Terms and conditions of the Beneficial Easements for Drainage, Ingress and Egress, and Utilities, recorded in Instrument Number 2003094206, Public Records of Sarasota County, Florida. (Affects Tract One, and Tract Three)
14. Easement granted to Florida Power & Light Company, recorded in Instrument Number 2004080906, Public Records of Sarasota County, Florida. (Affects Tract Two)
15. Permanent Drainage Easement in favor of Sarasota County, Florida, as recorded in O.R. Book 2993, Page 81, Public Records of Sarasota County, Florida. (Affects Tract Two)
16. Permanent Utility Easement granted to Sarasota County, recorded in Instrument Number 2004238323, Public Records of Sarasota County, Florida. (Affects Tract Two)
17. Private Road Maintenance Agreement recorded in Instrument Number 2005094782, Public Records of Sarasota County, Florida, which contain provisions for a lien. (Affects Tracts Two and Three)
18. Temporary Drainage Easement in favor of Sarasota County, recorded in O.R. Book 3003, Page 1596, as platted in part on the plat of Gateway to Sarasota, Phase 1, recorded in Plat Book 39, Page 12, Public Records of Sarasota County, Florida. (Affects Tract One)
19. Temporary Access and Utility Easement in favor of Dolomite Utilities Corporation, recorded in O.R. Book 3003, Page 1592, as platted in part on the plat of Gateway to Sarasota, Phase 1, recorded in Plat Book 39, Page 12, as assigned to Sarasota County, Florida, by Assignment of Easements recorded in Instrument Number 2013166661, Public Records of Sarasota County, Florida. (Affects Tract Three, and Tract One, insured easement only)
20. Temporary Drainage and Utility Easement in favor of Dolomite Utilities Corporation, recorded in O.R. Book 3003, Page 1600, as platted in part on the plat of Gateway to Sarasota, Phase 1, recorded in Plat Book 39, Page 12, as assigned to Sarasota County, Florida, by Assignment of Easements recorded in Instrument Number 2013166661, Public Records of Sarasota County, Florida. (Affects Tract Three)
21. Open Space Assignment, Allocation and Easement recorded in Instrument Number 2000129560, Public Records of Sarasota County, Florida. (Affects Tract One, insured easement only)
22. Easements and Dedications contained on the plat of Gateway to Sarasota, Phase 1, as recorded in Plat Book 39, Page 12, together with affidavit recorded in Instrument Number 1999113308, Public Records of Sarasota County, Florida. (Affects Tract One, insured easement only)
23. Maintenance Agreement Landscaping, Irrigation and Lighting, recorded in O.R. Book 3003, Page 1604, together with Certificate of Ownership and Delegation of Stormwater Facilities Maintenance Agreement recorded in O.R. Book 3003, Page 1607, Public Records of Sarasota County, Florida. (Affects Tract One, insured easement only)
24. Deed recorded in O.R. Book 2993, Page 78, Public Records of Sarasota County, Florida. Subject to automatic phosphate, metals, minerals and petroleum reservations by virtue of Sec. 270.11(1), F.S.; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270.11, F.S. (Affects Tract One, Tract Two, and Tract Three, insured easement only)
25. Deed recorded in O.R. Book 2993, Page 93, Public Records of Sarasota County, Florida. Subject to automatic phosphate, metals, minerals and petroleum reservations by virtue of Sec. 270.11(1), F.S.;

however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270.11, F.S. (Affects Tract Two and Tract Three)

26. Rights of the lessees under unrecorded leases without rights of first refusal or options to purchase.
27. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by StoutenCramer/AGI Professional Surveyors, dated August 23, 2019, bearing Job # 15-0528: a. 25' wide utility easement (Instrument Number 1999040356) - maintenance building, parking and other paved areas located within the shown easement areas; b. 10' wide utility easement (Instrument Number 1999086551) - parking and other paved areas, concrete sidewalk and signage located within shown easement areas; c. 10' wide utility easement (Instrument Number 1999086550) – a portion of 301 building, parking and other paved areas and concrete pad (adjacent to 301 building) located within shown easement areas; d. 10' wide utility easement (Instrument Number 2000050130) - parking and other paved areas, curbing and concrete sidewalk located within shown easement areas; e. 10' wide utility easement (Instrument Number 2001090601) - paved areas located within shown easement area; f. 30' wide utility easement (Instrument Number 2005102454) - paved parking areas located within shown easement areas; g. utility easement (O.R. 2951, PG. 2444) - paved parking areas located within shown easement areas; h. 23' wide public drainage easement (Instrument Number 2000116742) - parking and other paved areas, concrete sidewalk and signage located within shown easement areas; i. 10' wide utility easement (Instrument Number 2004080906) - paved parking areas located within shown easement areas; j. 25' wide permanent utility easement (Instrument Number 2004238323) - paved parking areas located within shown easement areas; k. temporary drainage easement (O.R. 3003, PG. 1596) - paved areas located within shown easement areas; l. miscellaneous utility improvements and signage located outside of any shown utility/sign easement areas (all tracts); and m. paved parking areas and sidewalks located within building setbacks (all tracts).