

9/4/2019 10:56 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2418634

This instrument prepared by:

Kevin A. Denti, Esquire
Kevin A. Denti, P.A.
2180 Immokalee Road – Suite 3316
Naples, Florida 34110
Telephone (239) 260-8111

Doc Stamp-Deed: \$0.70

Documentary Stamp Tax: \$0.70

Parcel I.D. No.: 0046070003, 0046010004, and 0046010002

(Above Space for Clerk's Use Only)

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed on this 29th day of August, 2019, by **SARASOTA COMMERCE CENTER LLC**, a Florida limited liability company, whose address is 23421 Walden Center Drive – Suite #300, Estero, Florida 34134, “GRANTOR”, to **GATEWAY PROFESSIONAL INVESTMENT LLC**, a Delaware limited liability company, whose address is 610 North Wymore Road – Suite #200, Maitland, Florida 32751, “GRANTEE”.

WITNESSETH, that the said GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim and demand which the said GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

See Exhibit “A” attached hereto.

Subject to easements and restrictions common to the subdivision, oil, gas and mineral rights of record, and real estate taxes for 2019 and all subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE 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 the presence of:

**SARASOTA COMMERCE CENTER
LLC**, a Florida limited liability company

[Signature]

By: [Signature]
Walter S. Hagenbuckle, Manager

Witness #1

Print Name Below:

Kerna A. Dent

[Signature]

Witness #2

Print Name Below:

Michaela J. Blanchard

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 27th day of August, 2019, by
Walter S. Hagenbuckle, as Manager of **SARASOTA COMMERCE CENTER LLC**, a Florida
limited liability company, [] who is personally known to me or [] who has produced
_____ as identification.

[Signature]
NOTARY PUBLIC
[Signature]
TYPED OR PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES:

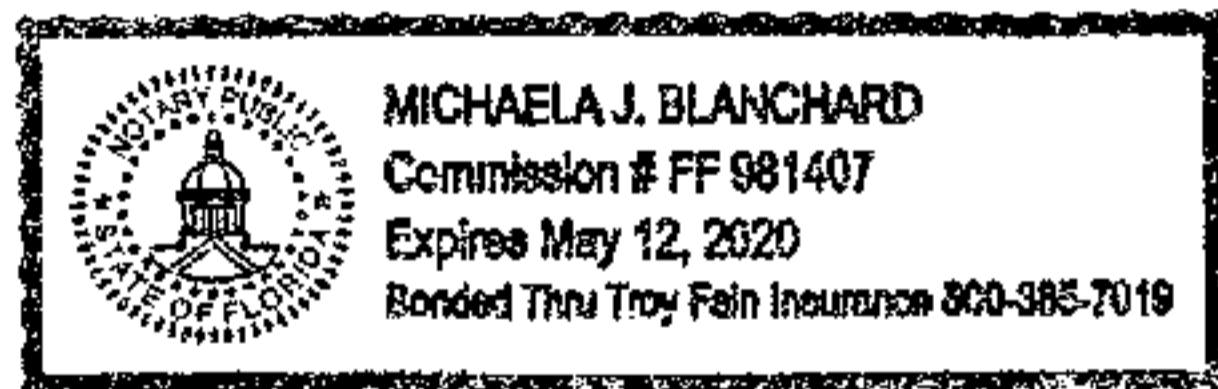


EXHIBIT "A"

TRACT ONE:

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 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.

TRACT TWO:

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.

TRACT THREE:

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.