

9/6/2019 12:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2419921

Prepared by and return to:

Christopher W. Hayes, Esquire

Akerman LLP

420 South Orange Avenue, Suite 1200

Orlando, FL 32801

Doc Stamp-Deed: \$42,700.00

Parcel ID:

0450150001

0450150005

WARRANTY DEED

THIS WARRANTY DEED made the 4th day of September, 2019, by **BILL BUCK CHEVROLET, INC., a Florida corporation**, hereinafter called the Grantor; whose mailing address is 1081 Shire Street, Nokomis, Florida 34275, to **DRJ LAND COMPANY, LLC, a Florida limited liability company**, hereinafter called the Grantee; whose mailing address is 2025 SW College Road, Ocala, Florida 34471.

(wherever used herein the terms "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 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land lying and situate in **Sarasota** County, Florida, and more particularly described on:

See Exhibit "A" – attached hereto and made part herein (the "Property")

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions (defined below) and all improvements located thereon, together with all and singular the rights and appurtenances thereto and in any wise belonging unto the said Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself, its legal representatives and successors, to Warrant and Forever Defend all and singular the Property subject to the Permitted Exceptions unto the said Grantee, its legal representatives, successors and assigns, against every person whomsoever.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, to Grantee, all of Grantor's (i) rights, titles, powers, privileges, easements, licenses, rights-of-way and interests appurtenant to the Property, (ii) rights, titles, powers, privileges, licenses, easements, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way or sidewalks, open or proposed, in front of, above, over, under, through or adjoining the Property and in and to any strips or gores of real estate adjoining the Property, and (iii) rights, titles, power,

privileges, interest, licenses, easements and rights-of-way appurtenant or incident to any of the foregoing.

This conveyance is made and delivered subject to those matters of title (the "Permitted Exceptions") set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, but only to the extent the same, in fact, do exist and are applicable to the Property.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed in the presence of:

Donna Tuholski

DONNA TUHOLSKI

Print name of Witness

PH Bass

PATRICIA L BASS

Print name of Witness

GRANTOR:

BILL BUCK CHEVROLET, INC.,
a Florida corporation

By: 

Eric E. Calkins, President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 28th day of August, 2019, by **Eric E. Calkins, President of BILL BUCK CHEVROLET, INC., a Florida corporation**, on behalf of the corporation, who is personally known to me or who has produced _____ as identification and who did not take an oath.

NOTARY PUBLIC:

SIGN: 

PRINT: Shannel Arrazola

State of Florida at Large

My Commission Expires: 5/16/20

Commission No./Serial No: FF992833



EXHIBIT "A"

LEGAL DESCRIPTION

Parcel One:

Begin at the intersection of the Northeasterly right-of-way line of Amber Road and the Southeasterly right-of-way line of South Venice Boulevard, plat of South Venice, Unit 15, as recorded in Plat Book 6, Page 51, Public Records of Sarasota County, Florida; thence North 40 degrees 47 minutes 30 seconds East, along said Southeasterly right-of-way line of South Venice Boulevard, 100.00 feet; thence South 49 degrees 12 minutes 30 seconds East, along the Northeasterly line of Lots 4071 to 4067, 198.19 feet for a Point of Beginning; thence North 40 degrees 47 minutes 30 seconds East, parallel with South Venice Boulevard, 247.29 feet to the Southwesterly line of lands conveyed to the State of Florida for construction of State Road 775; thence South 59 degrees 15 minutes 06 seconds East, along the Southwesterly line of lands conveyed to the State of Florida, 175.13 feet to an angle point; thence South 39 degrees 01 minutes 49 seconds East, still along the Southwesterly line of lands conveyed to the State of Florida, 68.63; thence South 40 degrees 47 minutes 30 seconds West, parallel with South Venice Boulevard, 265.70 feet to the Northeasterly line of Lot 4061; thence North 49 degrees 12 minutes 30 seconds West, along the Northeasterly line of Lots 4061 to 4067, 240.00 feet to the Point of Beginning; lying and being in Section 28 and Section 33, Township 39 South, Range 19 East, Sarasota County, Florida.

Parcel Two:

Commence at the intersection of the Northeasterly right-of-way line of Amber Road and the Southeasterly right-of-way line of South Venice Boulevard, plat of South Venice, Unit 15, as recorded in Plat Book 6, Pages 51, Public Records of Sarasota County, Florida; thence North 42 degrees 07 minutes 26 seconds East, along said Southeasterly right-of-way line of South Venice Boulevard, 100.00 feet; thence South 47 degrees 12 minutes 35 seconds East, along the Northeasterly line of Lots 4071 to 4061, 433.19 feet for a Point of Beginning; thence North 42 degrees 07 minutes 26 seconds East parallel with South Venice Boulevard, 265.70 feet; thence South 37 degrees 41 minutes 53 seconds East, 49.92 feet; thence South 32 degrees 51 minutes 34 seconds East, 200.00 feet; thence South 41 degrees 23 minutes 25 seconds East, 101.12 feet; thence South 32 degrees 51 minutes 34 seconds East, 200.00; thence North 57 degrees 08 minutes 26 seconds East, 5.00 feet; thence South 32 degrees 51 minutes 34 seconds East, 19.35 feet; thence South 20 degrees 36 minutes 42 seconds West, 33.60 feet; thence South 57 degrees 08 minutes 26 seconds West, 114.28 feet; thence North 47 degrees 12 minutes 34 seconds West, 538.64 feet to the Point of Beginning; lying and being in Section 28 and Section 33, Township 39 South, Range 19 East, Sarasota County, Florida. LESS and EXCEPT right-of-way as described in Official Records Book 2857, Page 2575, of the Public Records of Sarasota County, Florida.

Parcel Three:

Commence at the intersection of the Northeasterly right-of-way line of Amber Road and the Southeasterly right-of-way line of South Venice Boulevard, plat of South Venice, Unit 15, as recorded in Plat Book 6, Page 51, Public Records of Sarasota County, Florida; thence North 44 degrees 45 minutes 37 seconds East along said Southeasterly right-of-way line of South Venice Boulevard, 201.07 feet for a Point of Beginning; thence continuing North 44 degrees 45 minutes 37 seconds East, along the Southeasterly right-of-way of South Venice Boulevard, 133.02 feet to a point of curvature; thence Northeasterly along a curve to the right, having a radius of 30.00 feet and a central angle of 35 degrees, 33 minutes 53 seconds for a distance of 18.62 feet to the Southwesterly right-of-way line of State Road 775, at its intersection with State Road 45; thence Southeasterly along the Southwesterly right-of-way line of said State Road 775 and along a curve to the left having a radius of 1969.86 feet and a central angle of 4 degrees 25 minutes 08 seconds for a distance of 151.93 feet; thence South 32 degrees 48 minutes 17 seconds West, still along the right-of-line of State Road 775 for a distance 30.00 feet; thence South 55 degrees 16 minutes 59 seconds East, still along the Southwesterly right-of-way line of State Road 775, for a distance of 36.21 feet; thence South 44 degrees 45 minutes 37 seconds West, 119.63 feet; thence North 52 degrees 53 minutes 07 seconds West, 199.97 feet to the Point of Beginning.

Parcel Four:

Lot 4066, South Venice Unit No. 15, according to the plat thereof, as recorded in Plat Book 6, Page 15, Public Records of Sarasota County, Florida.

Parcel Five:

Lots 4067, 4068, 4069, 4070 and 4071, South Venice Unit No. 15, according to the plat thereof, as recorded in Plat Book 6, Page 15, 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. Easement granted to Florida Power & Light Company recorded June 1, 1960 in Official Records Book 235, Page 291, of the Public Records of Sarasota County, Florida. (as to Parcels One and Two)
3. Easement granted to Florida Power & Light Company recorded May 21, 1996 in Official Records Book 2854, Page 2754, of the Public Records of Sarasota County, Florida. (as to Parcel Four)
4. Easement granted to Florida Power & Light Company recorded May 21, 1996 in Official Records Book 2854, Page 2755, of the Public Records of Sarasota County, Florida. (as to Parcel Five)
5. Terms, conditions, provisions and other matters contained in that certain Grant of Easement by and between Bill Buck Chevrolet, Inc., a Florida corporation, and Joseph P. DeBenedictis II, a Florida resident and Shoprite Mowers, Inc., a Florida corporation, recorded June 18, 2004 in Official Records Instrument No. 2004118095, of the Public Records of Sarasota County, Florida. (as to Parcel Five)
6. Resolution No. 2004-264 of the Board of County Commissioners of Sarasota County, Florida Special Exception No. 1590, recorded with Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code recorded January 21, 2005 in Official Records Instrument No. 2005013402, of the Public Records of Sarasota County, Florida. (as to Parcel Five)