

11/26/2019 2:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2452048

Prepared by and return to:

Michelle Lajoie Hermey, Esq.
Ferguson Skipper, PA
1515 Ringling Blvd., 10th Floor
Sarasota, FL 34236
941-957-1900
File Number: Tromble

Doc Stamp-Deed: \$15,260.00

Parcel Identification Number: 2034050064

Recording: \$27.00

Documentary Stamps: \$15,400.00

Consideration: \$2,180,000.00

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Special Warranty Deed

This Special Warranty Deed made this 25th day of November, 2019 between Tromble Land Company, LLC, a Florida limited liability company, whose post office address is 740 Manasota Key Rd., Englewood, FL 34223, grantor, and NADG NNN TB (SAR-FL) LP, a Delaware limited partnership, whose post office address is 3131 McKinney Avenue, Suite L10, Dallas, Texas 75204, grantee:

(Whenever 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, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 land, situate, lying and being in Sarasota County, Florida, to-wit:

See attached Exhibit "A."

Subject to taxes for 2019 and subsequent years; and the covenants, conditions, restrictions, easements, reservations and limitations of record set forth on Exhibit "B" attached hereto, to the extent the same, in fact, do exist and are applicable to the Property.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said real property in fee simple; that the grantor has good right and lawful authority to sell and convey said real property; that the grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through or under grantors but against none other.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michelle Lajoie Hervey
Witness Name: Michelle Lajoie Hervey
Sandra K. Dunbar
Witness Name: Sandra K. Dunbar

Tromble Land Company, LLC,
a Florida limited liability company

By: [Signature]
Rick A. Tromble, Manager and Member

Michelle Lajoie Hervey
Witness Name: Michelle Lajoie Hervey
Sandra K. Dunbar
Witness Name: Sandra K. Dunbar

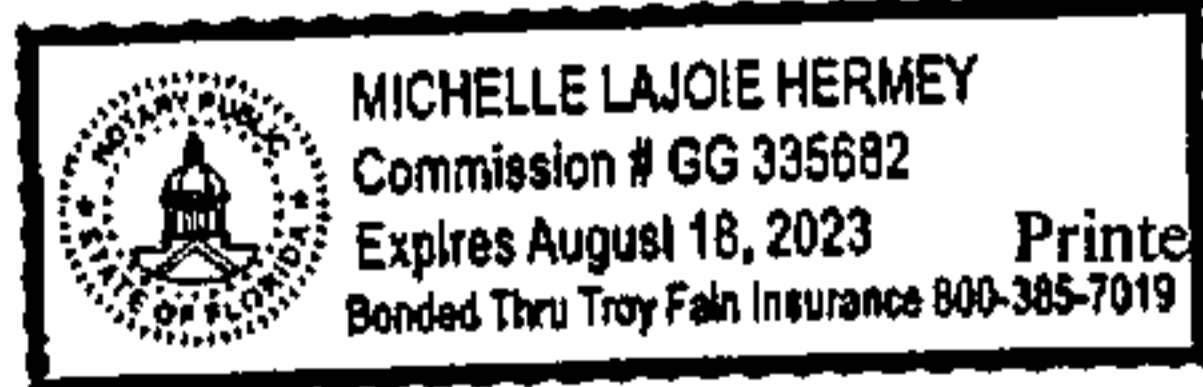
By: [Signature]
Michele L. Tromble, Manager and Member

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me this 22 day of November, 2019 by Rick A. Tromble, Manager and Member and Michele L. Tromble, Manager and Member of Tromble Land Company, LLC, a Florida limited liability company, on behalf of the limited liability company. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public

Michelle Lajoie Hervey
MICHELLE LAJOIE HERMEY

Printed Name: _____

My Commission Expires: _____

EXHIBIT "A"

Lots 1 through 10, inclusive, Block B, Glenwood Park Subdivision, Unit 1, as recorded in Plat Book 2, Page 134, Public Records of Sarasota County, Florida,
LESS AND EXCEPT the East 49 feet of Lot 9 and Lot 10, of said Block B,
LESS AND EXCEPT the Westerly 10 feet of Lots 1 through 8 inclusive taken as additional right of way for S.R. 45 (U.S. 41);
LESS AND EXCEPT additional Right-of-Way for S.R. 41, being portions of Lots 1 and 2, Block B, of Glenwood Park Unit 1, being described as follows:

Commence at an iron rod marking the Northeast corner of said Lot 1; thence N. 89 degrees 28 minutes 51 seconds W., 97.33 feet along the North line of said Lot 1 for a Point of Beginning; continue thence N. 89 degrees 28 minutes 51 seconds W., 33.93 feet along said North line to the Easterly existing right of way line of S.R. 45 (per project 1702-202); thence S. 19 degrees 25 minutes 26 seconds E., 37.28 feet along said right of way line; thence N. 16 degrees 37 minutes 29 seconds E., 17.86 feet; thence N. 20 degrees 58 minutes 43 seconds W., 7.00 feet; thence N. 67 degrees 41 minutes 39 seconds E., 13.06 feet; thence N. 47 degrees 38 minutes 48 seconds E., 9.26 feet to the Point of Beginning, LESS existing Rights-of-Way.

All lying and being in Sections 29 and 30, Township 36 South, Range 18 East, Sarasota County, Florida.

TOGETHER WITH Non-Exclusive rights of ingress and egress and parking rights as set for and created by that certain Agreement recorded May 22, 1998, in Official Records Instrument No. 1998067396, Public Records of Sarasota County, Florida, over, under and across the lands described therein.

EXHIBIT "B"
Permitted Exceptions

1. Rights of Coastal QSR, LLC as tenant under unrecorded Lease Agreement dated January 9, 2008.
2. Cross-Easement for ingress and egress, parking and maintenance of a sign between Jean and Olive BeMent, Sarasota Associates, a Partnership, and Letom, Inc., d/b/a Sunshine Motor Lodge, dated August 10, 1989, recorded May 22, 1998, in Official Records instrument No. 1998067396, and covenant relating to the Sign Easement in Official Records Instrument No. 2013058423.
3. The following matters disclosed by survey prepared by ANJ Surveying, LLC – Alan J. Maumowicz, Florida Surveyor & Mapper No. 6689, dated November 1, 2019: (a) sidewalk encroaching onto subject property along South lot line by 0.4 feet and 1.1 feet, as depicted on Survey.