

1/10/2020 4:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2468648

SWF Parcel No
Tax ID No. 0219020030 & 0219020041

Prepared by return to:
Fuentes & Kreischer, P.A.
1407 W. Busch Blvd.
Tampa, FL 33612
File No. 2019228

Doc Stamp-Deed: \$10,150.00

WARRANTY DEED

This Indenture, made this 01st day of January, 2020, by and between **Provident Equities, LLC, a Florida limited liability company**, whose address is 29401 Ambina Drive, solon, Ohio 44139, the "Grantor," and the **Southwest Florida Water Management District**, a public corporation, whose address is 2379 Broad Street, Brooksville, Florida 34604-6899, hereinafter called the "Grantee."

Witnesseth, that the Grantor, for and in consideration of ten dollars and no cents (\$10.00), and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed to the Grantee and its successors and assigns forever all of that certain non-homestead real property lying and being situated in Sarasota County, Florida, more particularly described as follows:

All those lands in Sarasota County, Florida, lying **above** the ordinary or mean high water line described in **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property herein described in fee simple, that Grantor has good right and lawful authority to sell and convey the property, that Grantor warrants the title to the property and will defend it against the lawful claims of all persons, and that the property is free of any and all encumbrances.

In Witness whereof Grantor has caused these presents to be executed the day and year first above written.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

in the presence of:

Andrea Killahan
 Witness #1 signature
Andrea Killahan
 Print Witness #1 name

Deaette Dohmer
 Witness #2 signature
Deaette Dohmer
 Print Witness #2 name

Signed, sealed and delivered
Provident Equities, LLC,
a Florida limited liability company

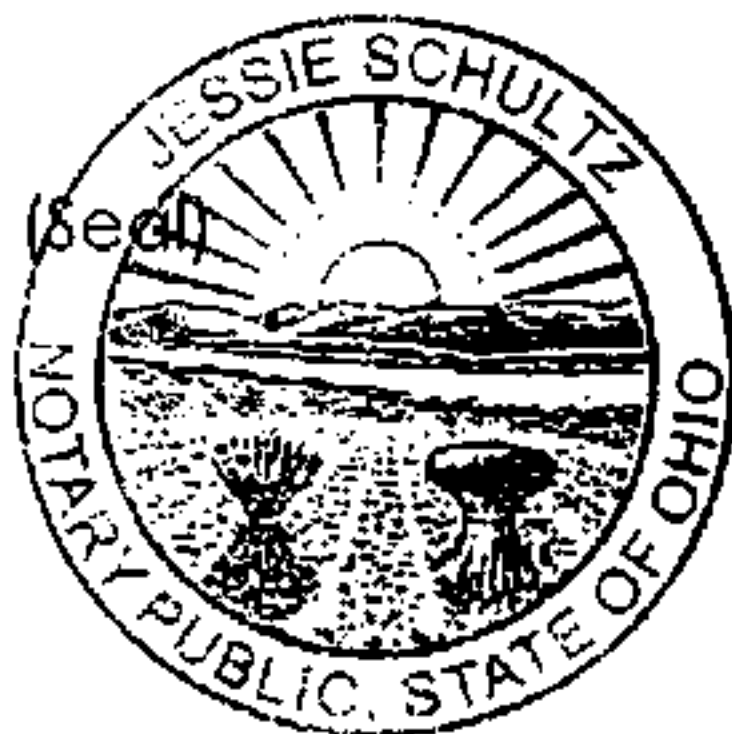
John P. Dooley
 By: John P. Dooley, Manager

Thomas P. Dooley
 By: Thomas P. Dooley, Manager

ACKNOWLEDGMENT

STATE OF Ohio
COUNTY OF Cuyahoga

The foregoing instrument was acknowledged before me by means of XX physical presence or ___ online notarization, this 8th day of January, 2020, by John P. Dooley and Thomas P. Dooley, Members of Provident Equities, LLC, a Florida limited liability company. They are personally known to me or have produced personally known as identification.



Jessie Schultz
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
November 19, 2022

Jessie Schultz
 Name of Notary
Jessie Schultz
 (Name of Notary typed, printed or stamped)
 Commission No. 2017-RE-682333
 My Commission Expires: Nov 19th 2022

EXHIBIT "A"
Legal Description

Legal Description Parcel 21-477-111 (78 Sarasota Center Boulevard)

A TRACT OF LAND LYING IN SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING A PORTION OF LOT 3, OF THE SARASOTA INTERNATIONAL TRADE CENTER, UNIT NO. 1, AS RECORDED IN PLAT BOOK 29, PAGES 45 AND 45A, ALSO BEING A PORTION OF THAT CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013108193, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 3, OF THE SARASOTA INTERNATIONAL TRADE CENTER, UNIT NO. 1, AS RECORDED IN PLAT BOOK 29, PAGES 45 AND 45A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING A POINT ON THE WESTERLY BOUNDARY OF SAID SARASOTA INTERNATIONAL TRADE CENTER, UNIT NO. 1; THENCE RUN NORTH 00°00'10" WEST, ALONG SAID WESTERLY BOUNDARY 163.17 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2013108193 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'10" WEST, ALONG SAID WESTERLY BOUNDARY, SAME ALSO BEING THE WESTERLY BOUNDARY OF SAID CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2013108193, A DISTANCE OF 160.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 72°37'12" EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 353.96 FEET, TO THE NORTHEAST CORNER OF SAID LOT 3, SAME BEING A POINT LYING ON THE WESTERLY RIGHT OF WAY OF SARASOTA CENTER BOULEVARD (90 FEET WIDE) ALSO BEING ON THE EASTERLY BOUNDARY OF SAID CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2013108193, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 72°37'12" EAST, 2052.46 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, SAME BEING SAID EASTERLY BOUNDARY LINE OF SAID CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2013108193, A DISTANCE OF 132.69 FEET, SAID CURVE HAVING A RADIUS OF 2052.46 FEET, A CENTRAL ANGLE OF 03°42'15" AND A CHORD BEARING AND DISTANCE OF SOUTH 15°31'41" WEST, 132.66 FEET TO A POINT ON A RADIAL LINE SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2013108193; THENCE NORTH 76°19'26" WEST, ALONG SAID RADIAL LINE, SAME ALSO BEING THE SOUTH BOUNDARY OF SAID CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2013108193, A DISTANCE OF 311.10 FEET TO THE POINT OF BEGINNING.

Legal Description Parcel - 88 Sarasota Center Boulevard

A TRACT OF LAND LYING IN SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING A PORTION OF LOT 4, OF THE SARASOTA INTERNATIONAL TRADE CENTER, UNIT NO. 1, AS RECORDED IN PLAT BOOK 29, PAGES 45 AND 45A, ALSO BEING A PORTION OF THAT CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013108193, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 3, OF THE SARASOTA INTERNATIONAL TRADE

CENTER, UNIT NO. 1, AS RECORDED IN PLAT BOOK 29, PAGES 45 AND 45A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING A POINT ON THE WESTERLY BOUNDARY LINE OF SAID SARASOTA INTERNATIONAL TRADE CENTER, UNIT NO. 1; THENCE RUN NORTH 00°00'10" WEST, ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 323.17 FEET TO THE SOUTHWEST CORNER OF LOT 4 AS RECORDED IN PLAT BOOK 29, PAGES 45 AND 45A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, SAME BEING A POINT ON THE WESTERLY BOUNDARY LINE OF THAT CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013108193, FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'10" WEST, ALONG SAID WESTERLY BOUNDARY LINE, SAME BEING THE WESTERLY BOUNDARY LINE OF THAT CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013108193, A DISTANCE OF 143.50 FEET; THENCE CONTINUE ON SAID WESTERLY BOUNDARY LINE, SAME BEING THE NORTHERLY BOUNDARY LINE OF THAT CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013108193 FOR THE FOLLOWING THREE (3) COURSES , (1) RUN NORTH 88°51'20" EAST, A DISTANCE OF 16.87 FEET; (2) RUN SOUTH 11°17'55" EAST, A DISTANCE OF 17.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; (3) RUN 111.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50', A CENTRAL ANGLE OF 128°00'26" AND A CHORD BEARING AND DISTANCE OF SOUTH 75°18'08" EAST, 89.88 FEET, TO A POINT ON A NON-TANGENT LINE; THENCE LEAVING SAID WESTERLY BOUNDARY LINE OF SARASOTA INTERNATIONAL TRADE CENTER, UNIT NO. 1 AND CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE OF SAID CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013108193, SOUTH 69°24'27" EAST, ALONG SAID NON-TANGENT LINE, 286.28 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013108193, SAME ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY OF SARASOTA CENTER BOULEVARD (90 FEET WIDE) AND LYING ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS SOUTH 69°24'27" EAST, 2052.46 FEET; THENCE RUN 115.08 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY BOUNDARY LINE OF SAID CERTAIN LAND DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013108193, HAVING A RADIUS OF 2052.46 FEET A CENTRAL ANGLE OF 03°12'44" AND A CHORD BEARING AND DISTANCE OF SOUTH 18°59'11" WEST, 115.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAME BEING A POINT ON A RADIAL LINE; THENCE RUN NORTH 72°37'12" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 4 AND ALONG SAID NON-TANGENT LINE, A DISTANCE OF 353.96 FEET TO THE POINT OF BEGINNING.