

7/7/2020 4:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2533749

Prepared by and return to

Heidi Paleno

Ward Damon PL

4420 Beacon Circle

West Palm Beach, FL 33407

(561) 882-9044

Incident to the issuance of a title insurance commitment

Consideration: \$2,450,000.00

File Number: 6343.01315

PCN: 0026150007 (as to Parcel I) and 0026150006 (as to Parcel II)

Doc Stamp-Deed: \$17,150.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made as of this 30th day of June, 2020, by and between **Atlantic Concrete Products, Inc.**, a Pennsylvania corporation (as to Parcel 1) and **Atlantic Precast Concrete, Inc.**, a Florida corporation (as to Parcel 2), both with an address of P.O. Box 129, Tullytown, Pennsylvania 19007, *hereinafter collectively called the Grantor*, to **TNG Precast, LLC**, a Florida limited liability company, with an address of 1701 Myrtle Street, Sarasota, Florida 34234, *hereinafter called the Grantee*:

(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 said Grantor, for and in consideration of the sum of 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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee, and Grantee's heirs and assigns forever, the following described land situate, lying and being in Sarasota County, Florida:

PARCEL 1 (aka Parcel 0026150007, 1605 Myrtle Street)

Commence at the Southeast corner of the Southwest quarter of the Northeast quarter (SW 1/4 of NE 1/4) of said Section 7; thence North along the East line of the Southwest quarter of the Northeast quarter (SW 1/4 of NE 1/4) of said Section 7 for a distance of 25 feet to a point; thence West and parallel with the South line of the Southwest quarter of the Northeast quarter (SW 1/4 of NE 1/4) of said Section 7 for a distance of 880 feet to the Point of Beginning; from said Point of Beginning continue West and parallel with the South line of the Southwest quarter of the Northeast quarter (SW 1/4 of NE 1/4) of said Section 7 for a distance of 420.4 feet to a point; thence North at a right angle for a distance of 220 feet to a point; thence East and parallel with the South line of the Southwest quarter of the Northeast quarter (SW 1/4 of NE 1/4) of said Section 7 for a distance of 418.7 feet to a point; thence South by a straight line for a distance of 220 feet to the Point of Beginning. Lying and being in Section 7, Township 36 South, Range 18 East, Sarasota County, Florida

PARCEL 2 (aka Parcel 00261500067, 1701 Myrtle Street)

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 36 South, Range 18 East, thence North 25 feet; thence West 680 feet for a Point of Beginning; thence West 200 feet; thence North 220 feet; thence West 418.7 feet to the East right-of-way line of Orange Avenue; thence North along said right-of-way line 318 feet; thence East 216.08 feet; thence South 30 feet to the South right-of-way line of Goodrich Avenue; thence East along said right-of-way line 400 feet; thence South along the West right-of-way line of Goodrich Avenue 508 feet to the Point of Beginning;

LESS AND EXCEPT the North 150 feet of the East 400 feet of the above described property which was conveyed to Sun Group Holdings Inc., a Florida corporation by Warranty Deed recorded May 17, 2011 in Instrument # 2011057101 of the Public Records of Sarasota County, Florida (aka Parcel 0026150009, 3909 Goodrich Ave)

Subject to taxes for 2020 and subsequent years, governmental and zoning matters, covenants, conditions, restrictions, easements, reservations and limitations of record, if any, none of which are meant to be reimposed hereby.

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.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

Grantor, Atlantic Precast Concrete, Inc., a Florida corporation, is one and the same entity as Atlantic Precast Concrete Corporation, a Florida corporation, as referenced in Deed recorded in Official Records Book 1322, Page 240 and Official Records Book 1522, Page 857, of the Public Records of Sarasota County, Florida.

Grantor, Atlantic Concrete Products, Inc., a Pennsylvania corporation, is one and the same entity as Atlantic Concrete Products, Inc., a Florida corporation, as referenced in Warranty Deed recorded on March 1, 1978, in Official Records Book 1222, Page 1406, of the Public Records of Sarasota County, Florida, which had a typographical error by using "Florida" instead of "Pennsylvania".

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

Signed, sealed and delivered in the presence of:

Scott A. Ditcher
Witness #1 Signature

SCOTT A DITCHER
Witness #1 Printed Name

Atlantic Concrete Products, Inc., a
Pennsylvania corporation

By: *Joseph A. Westhoff*
Joseph A. Westhoff, President

Witness #2 Signature

Witness #2 Printed Name

STATE OF PENNSYLVANIA

COUNTY OF BUCKS

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of () physical presence or () online notarization, this ____ day of June, 2020, by Joseph A. Westhoff as President of Atlantic Concrete Products, Inc., a Pennsylvania corporation, on behalf of Atlantic Concrete Products, Inc. He is personally known to me or has produced _____ as identification.

[Notary Seal]

Stephen Schlüssel
Notary Public
Print Name: STEPHEN SCHLUSSSEL
My Commission Expires: 11-18-22

Commonwealth of Pennsylvania - Notary Seal
Stephen Schlüssel, Notary Public
Bucks County
My commission expires November 18, 2022
Commission number 1146369
Member, Pennsylvania Association of Notaries

SIGNATURE PAGE CONTINUES

Signed, sealed and delivered in the presence of:

Joseph A. Westhoff
Witness #1 Signature

JOSEPH A. WESTHOFF
Witness #1 Printed Name

Atlantic Precast Concrete, Inc., a Florida corporation

By: Scott A. Ditcher
Scott A. Ditcher, President

Witness #2 Signature

Witness #2 Printed Name

STATE OF PENNSYLVANIA

COUNTY OF BUCKS

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of () physical presence or () online notarization, this ____ day of **June, 2020**, by **Scott A. Ditcher as President of Atlantic Precast Concrete, Inc., a Florida corporation**, on behalf of **Atlantic Concrete Products, Inc.** He is personally known to me or has produced _____ as identification.

[Notary Seal]

Stephen Schlüssel
Notary Public
Print Name: STEPHEN SCHLUSSSEL
My Commission Expires: 11-18-22

Commonwealth of Pennsylvania - Notary Seal
Stephen Schlüssel, Notary Public
Bucks County
My commission expires November 18, 2022
Commission number 1146369
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