

9/17/2021 3:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2742087

Prepared by and return to:
Chad L. Gates Esq.
Band Gates & Dramis PL
2070 Ringling Boulevard
Sarasota, FL 34237
(941) 366-8010
File Number: 21-256

Doc Stamp-Deed: \$6,650.00

Warranty Deed

Made this **September 15, 2021**, by and between **Kon Tiki Motel, Inc., a Florida corporation**, whose address is 135 San Marco Drive, Venice, FL 34285 (hereinafter called the "Grantor"), to **1487 Venice, LLC, a Florida limited liability company**, whose post office address is **4350 Glendale Milford Road, Suite 250, Cincinnati, OH 45242** (hereinafter called the "Grantee"):

(Whenever used herein the term "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 **\$950,000.00** 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 situate in **Sarasota County, Florida**, viz:

See Exhibit "A" attached hereto and incorporated here in by this reference.

Parcel ID Number: **0428-13-0002**

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S) UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR(S) OR ANY MEMBERS OF THE HOUSEHOLD OF GRANTOR(S) RESIDE THEREON.

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; that the Grantor hereby fully 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, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

Print Name:

Print Name:

GRANTOR:

Kon Tiki Motel, Inc.,
a Florida corporation

By:

Fivos Nicholas Gahhos, President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 14 day of September, 2021 by Fivos Nicholas Gahhos, as President of Kon Tiki Motel, Inc., a Florida corporation, on behalf of the corporation.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Karen Bang

Personally known: _____

OR Produced Identification: ☒

Type of Identification Produced:

FL D.L.



EXHIBIT "A"
Property Description

Property Address: 1487 S. Tamiami Trail, Venice, FL 34285

A parcel of land lying in Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 39 South, Range 19 East; thence South $56^{\circ}21'35''$ East, 318.36 feet; thence South $32^{\circ}24'25''$ West, 403.90 feet to a point on the Northeasterly R/W of State Road 45 (lying 50 feet Northerly of the center-line of a 100 foot R/W for previous alignment for State Road 45); thence South $49^{\circ}43'30''$ East along said Northeasterly R/W line, 331.06 feet to its intersection with the new alignment for said State Road 45 - Business Route (per Southeast SRD R/W map Section 17010 - 2502); thence South $40^{\circ}34'27''$ East, along said R/W, 426.68 feet to the point of curvature of a curve to the left, which has a radius of 1055.92 feet and a central angle of $10^{\circ}02'18''$; thence Southeasterly along said R/W and arc of said curve an arc distance of 185.00 feet to an iron pipe for a Point of Beginning; thence leaving said R/W North $43^{\circ}41'44''$ East, 82.86 feet to an iron pipe (passing through an iron pipe at 73.63 feet); thence South $89^{\circ}33'16''$ East, 99.60 feet to an "X" cut in center concrete retaining wall; thence South $0^{\circ}26'44''$ West, along center of said concrete wall 6.25 feet; thence South $89^{\circ}31'31''$ East, continuing along center of retaining wall 97.88 feet; thence North $0^{\circ}26'44''$ East, 8.30 feet to an "X" cut in concrete slab; thence South $89^{\circ}33'16''$ East, 180.00 feet to the centerline of the Intracoastal Waterway Canal R/W (350 feet wide); thence South $0^{\circ}02'09''$ West, along centerline of said Intracoastal Waterway, 226.91 feet to the South line of Section 17, Township 39 South, Range 19 East; thence North $89^{\circ}22'00''$ West, along said South line of Section 17, a distance of 152.44 feet to its intersection with the Northerly R/W line of said State Road 45 (new alignment); thence North $67^{\circ}26'30''$ West, along said Northerly R/W, 18.65 feet to a point of curvature of a curve to the right having a radius of 1055.92 feet and a central angle of $16^{\circ}49'45''$; thence Northwesterly along arc of said curve and said R/W, 310.9 feet to the Point of Beginning.

Subject to a perpetual canal R/W easement for the Intracoastal Waterway Canal.