

7/25/2016 12:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2009253

This instrument prepared by
& should be returned to:

First American Title Insurance Company
Attn: Lisa G. Aguilar, Sr. Escrow Officer
601 Travis - Suite 1875
Houston, TX 70022

Doc Stamp-Deed: \$2,100.00

Property Appraiser's Parcel ID#: 0365001070

Conveyance Price: \$300,000.00

NCS-792977

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made effective as of July 22, 2016 between CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, a Delaware limited liability company (the "Grantor") and 700 GENE GREEN LLC, a Florida limited liability company (the "Grantee") with its mailing address at 7405 28th Street, Ct E, Sarasota, Florida 34243. Whenever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument and their assigns and successors.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the Grantee forever, the following described land situate, lying and being in Sarasota County, Florida, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION (the "Property")

SUBJECT, however, to (a) zoning ordinances; (b) taxes for 2016; (c) matters disclosed in the Title Commitment and Survey accepted or deemed accepted by Grantee; and (d) the use restrictions set forth in EXHIBIT C.

Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, non-exclusive easement (the "Roadway Easement") for pedestrian and vehicular ingress and egress and for installation of utility services over, across and under the property described on EXHIBIT "B" attached hereto and incorporated herein, for purposes of allowing access and the provision of utility services to the property described in Exhibit "A" attached hereto. In the future, additional parties may use the Roadway Easement. Grantee (by its acceptance hereof) covenants and agrees to work together in good faith to see that the costs of maintaining and repairing the Roadway Easement are equitably borne by the persons utilizing the Roadway Easement (or portions thereof) as and when such costs are incurred.

Grantor hereby grants to Grantee, its successors and assigns, the right to use the non-exclusive easement described in O.R. Book 1084, Page 1584, public records of Sarasota County, Florida, for use in obtaining ingress and egress to the property described in Exhibit "A" attached hereto. Others currently use and additional persons may in the future utilize, the roadway built and used pursuant to said easement. Grantee (by its acceptance of this deed) covenants and agrees to work together in good faith to see that the costs of maintaining and repairing the aforesaid roadway are equitably borne by the persons using such roadway or portions thereof, when work on such roadway is necessary and when such costs are incurred.

The Property is conveyed in AS IS, WHERE IS condition WITH ALL FAULTS.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever in fee simple.

GRANTOR DOES HEREBY SPECIALLY WARRANT the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by its duly authorized officer as of the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:

Sign Name: Jessica Allen
Print Name: Jessica Allen

Sign Name: [Signature]
Print Name: [Signature]

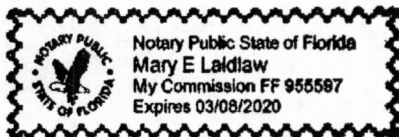
CEMEX Construction Materials Florida, LLC
a Delaware limited liability company

By: [Signature]
Name: Ryan E. Mahoney
Title: Vice President
Address: 1501 Belvedere Road, West Palm Beach, Florida 33406

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

SS:

The foregoing instrument was acknowledged before me this July 21, 2016 by Ryan E. Mahoney as Vice President of CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC, a Delaware limited liability company, on behalf of the company. He personally appeared before me and is personally known to me and did take an oath.



NOTARY SEAL

Notary: [Signature]
Print Name: [Signature]
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: 3.8.2020

EXHIBIT A

PROPERTY

A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 38 SOUTH, RANGE 19 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2856, PAGE 1663, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 19 EAST; THENCE FOLLOWING THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2856, PAGE 1663, FOR THE FOLLOWING NINE (9) COURSES: THENCE N.89°31'21"W., 1351.19 FEET; THENCE N.01°04'13"W., 1338.46 FEET; THENCE N.01°04'13"W., 1338.46 FEET; THENCE N.01°04'13"W., 1338.57 FEET; THENCE N.89°24'53"W., 1327.78 FEET; THENCE N.00°44'08"W., 1309.28 FEET; THENCE S.89°22'29"E., 1410.20 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 79°24'06", A CHORD BEARING OF S.87°26'01"E., AND A CHORD LENGTH OF 830.41 FEET; THENCE ALONG THE ARC OF SAID CURVE, 900.78 FEET, TO THE POINT OF REVERSE CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING: A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 32°05'54", A CHORD BEARING OF S.63°46'55"E., AND A CHORD LENGTH OF 221.17 FEET; THENCE ALONG THE ARC OF SAID CURVE, 224.09 FEET; THENCE LEAVING THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2856, PAGE 1663, S.06°02'54"W., 80.17 FEET, FOR A POINT OF BEGINNING; THENCE S.87°42'39"E., 118.39 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING: A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 18°04'30", A CHORD BEARING OF N.83°15'07"E., AND A CHORD LENGTH OF 150.80 FEET; THENCE ALONG THE ARC OF SAID CURVE, 151.42 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 30°16'03", A CHORD BEARING OF N.89°20'53"E., AND A CHORD LENGTH OF 245.41 FEET; THENCE ALONG THE ARC OF SAID CURVE, 248.29 FEET; THENCE S.80°52'01"E., 269.40 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING: A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 35°04'08", A CHORD BEARING OF N.81°35'56"E., AND A CHORD LENGTH OF 349.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, 355.00 FEET; THENCE N.64°03'53"E., 255.09 FEET; THENCE S.09°50'08"E., 387.97 FEET; THENCE S.07°04'11"W., 249.49 FEET; THENCE N.88°38'55"W., 936.17 FEET; THENCE N.04°34'34"E., 147.30 FEET; THENCE S.87°37'08"W., 242.20 FEET; THENCE S.87°37'08"W., 294.96 FEET; THENCE N.78°23'24"W., 12.77 FEET; THENCE N.01°08'49"E., 222.42 FEET; THENCE N.85°43'34"W., 51.77 FEET; THENCE N.00°55'51"E., 127.53 FEET; THENCE N.78°41'37"E., 53.43 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING: A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 9°21'32", A CHORD BEARING OF S.75°50'21"E., AND A CHORD LENGTH OF 78.32 FEET; THENCE ALONG THE ARC OF SAID CURVE 78.40 FEET, TO THE POINT OF BEGINNING.

EXHIBIT B

ROADWAY EASEMENT

A (30' WIDE) ACCESS EASEMENT LYING IN SECTION 22, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE LEAVING SAID CORNER AND ALONG THE SOUTH LINE OF SAID SECTION 22, N.89°31'21"W., 1351.19 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 22; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 22, N. 01°04'13"W, 1368.50 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE AND LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: THENCE N. 75°00'55"E, 61.61 FEET; THENCE N. 58°55'31"E, 41.77 FEET; THENCE N. 56°27'49"E, 69.19 FEET; THENCE N. 55°67'57"E, 104.66 FEET; THENCE N. 58°11'34"E, 123.44 FEET; THENCE N. 59°19'14"E, 142.11 FEET; THENCE N. 62°20'34"E, 103.32 FEET; THENCE N. 65°54'20"E, 71.85 FEET; THENCE N. 70°18'32"E, 63.25 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 71°24'58", 56.09 FEET TO THE POINT OF TANGENCY; THENCE N, 01°06'22"W, 1656.92 FEET; THENCE N. 02°50'04"W, 93.32 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 60°33'42", 95.13 FEET TO THE POINT OF TANGENCY; THENCE N. 63°23'48"W, 59.88 FEET; THENCE N. 52°39'42"W, 81.72 FEET; THENCE N. 43°12'56"W, 34.07 FEET; THENCE N. 41°39'32"W, 89.70 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 35°35'49", 43.49 FEET TO THE POINT OF TANGENCY; THENCE N. 06°03'38"W, 391.31 FEET; THENCE N. 14°55'49"W, 87.90 FEET; THENCE N. 17°44'59"W, 33.00 FEET; THENCE N. 27°34'17", 78.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 60°01'02", 41.90 FEET TO THE POINT OF TANGENCY; THENCE N. 32°28'33"E, 92.34 FEET; THENCE N. 44°41'32"E, 555.28 FEET; THENCE N.64°40'44"E, 184.21 FEET TO THE CENTERLINE POINT OF TERMINATION.

THE SIDE LINES OF THE ABOVE DESCRIBED EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO MEET ANY BOUNDARY LINE OF RIGHT-OF-WAY LINE THAT THE CENTERLINE MAY INTERSECT.

Being the property and easement rights conveyed to Cemex Construction Materials Florida, LLC by special warranty deed from Cemex, Inc., recorded November 14, 2008 at Instrument #2008149817 and Corrective Special Warranty Deed conveyed to Cemex Construction Materials Florida, LLC by Cemex, Inc., recorded July 25, 2016 at Instrument # 2016091645.

TMS# 0365-001-070