

This instrument prepared by and return to:  
 ✓ Edward Vogler II, Esq.  
 Vogler Ashton, PLLC  
 2411-A Manatee Avenue West  
 Bradenton, FL 34205

RECORDED IN OFFICIAL RECORDS  
 INSTRUMENT # 2017124239 6 PG(S)  
 October 06, 2017 02:58:27 PM  
 KAREN E. RUSHING  
 CLERK OF THE CIRCUIT COURT  
 SARASOTA COUNTY, FL

Doc Stamp-Deed: \$87,500.00



## WARRANTY DEED

This Warranty Deed is made the 2<sup>nd</sup> day of October, 2017, by **SJMR, LLC**, a Florida limited liability company, as to a 93.7969 percent interest, and **Sandra S. Hurt, Individually and as Trustee of the Carlton J. Hurt Trust U/A dated June 19, 2001**, as to a 6.2031 percent interest, as Tenants In Common, whose address is 1720 Sweetland Street, Nokomis, Florida 34275 (hereinafter referred to as "Grantor"), to **Pamlico Point Management, LLC**, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240 (hereinafter referred to as "Grantee").

Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers to Grantee the following described real property in Sarasota County, Florida:

The real property described in Exhibit A attached hereto and incorporated herein, TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever (hereinafter referred to as the "Property").

Subject to valid restrictions reservations and easements of record and taxes accruing subsequent to December 31, 2016.

Grantor hereby covenants and warrants, that the Property is vacant and unimproved and is not the homestead of any person nor is the Property contiguous or adjacent to any homestead real property of Grantor.

Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property without the joinder of any other person; and that the Grantor does hereby warrant and defend the title to the Property against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances, except as noted above.

[Signatures on Following Page]


[Signature page to Warranty Deed by and between SJMR, LLC, a Florida limited liability company, and Sandra S. Hurt, Individually and as Trustee of the Carlton J. Hurt Trust U/A dated June 19, 2001, as Grantor, and Pamlico Point Management, LLC, a Florida limited liability company, as Grantee]

**IN WITNESS WHEREOF**, the said Grantor has hereunto executed this deed on the day and year first above written.

**GRANTOR:**

Signed, sealed and delivered  
in the presence of:

  
Print Name: GINA M. BLAIR


  
Print Name: MARYANN GRGIC

**SJMR, LLC, a Florida limited liability company**

By: Sandra S. Hurt as Trustee  
Sandra S. Hurt as Trustee of the Carlton J.  
Hurt Trust U/A dated June 19, 2001  
Its: Managing Member

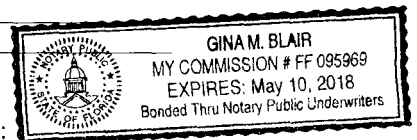
STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of October, 2017, by Sandra S. Hurt, as Trustee of the Carlton J. Hurt Trust U/A dated June 19, 2001, as Managing Member of SJMR, LLC, a Florida limited liability company, on behalf of the company.

  
Signature of Notary Public  
(Print Notary Name) GINA M. BLAIR

AFFIX NOTARY STAMP

My Commission Expires: \_\_\_\_\_  
Commission No \_\_\_\_\_  
☒ Personally known, or  
☐ Produced Identification  
Type of Identification Produced: \_\_\_\_\_

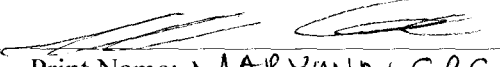


[Signature page to Warranty Deed by and between SJMR, LLC, a Florida limited liability company, and Sandra S. Hurt, Individually and as Trustee of the Carlton J. Hurt Trust U/A dated June 19, 2001, as Grantor, and Pamlico Point Management, LLC, a Florida limited liability company, as Grantee]


**GRANTOR:**

Signed, sealed and delivered  
in the presence of:

  
Print Name: GINA M. BLAIR

  
Print Name: MARYANN GRGIC


**Sandra S. Hurt, Individually and as Trustee of  
the Carlton J. Hurt Trust U/A dated June 19,  
2001**

By:   
Sandra S. Hurt, Individually and as Trustee

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of October, 2017, by Sandra S. Hurt, Individually and as Trustee of the Carlton J. Hurt Trust U/A dated June 19, 2001, on behalf of the trust.

AFFIX NOTARY STAMP

  
Signature of Notary Public  
(Print Notary Name) GINA M. BLAIR

My Commission Expires: \_\_\_\_\_

Commission No \_\_\_\_\_

- ☒ Personally known, or  
☐ Produced Identification

Type of Identification Produced: \_\_\_\_\_

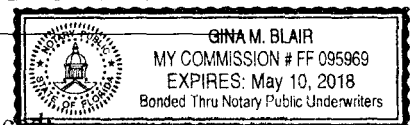


EXHIBIT A

LEGAL DESCRIPTION:

(1) The East one-half of Section 35, Township 38 South, Range 19 East, LESS therefrom the North 830 feet thereof, and also LESS the West 807 feet thereof.

(2) The West one-half of Section 36, Township 38 South, Range 19 East, LESS therefrom the following five parcels:

(a) Commencing at the SE corner of the SW 1/4 of said Section 36 for a Point of Beginning; thence run Northerly along the Easterly boundary of said SW 1/4 of Section 36 a distance of 1973.23 feet; thence turn an angle of 90° to the West and run a distance of 33 feet to a point; thence turn an angle of 90° to the South and run a distance of 1973.23 feet and parallel to the Easterly boundary of the said SW 1/4 of Section 36 to a point on the Southerly boundary of said SW 1/4 of Section 36; thence Easterly along the Southerly boundary of the said SW 1/4 of Section 36 a distance of 33 feet to the Point of Beginning;

b) Beginning at the SE corner of the NW 1/4 of said Section 36 for a Point of Beginning; thence S89°37'32"W along the 1/4 Section line a distance of 673.2 feet to a point; thence S10°42'46"E a distance of 47.67 feet to a point; thence S45°30'46"E a distance of 922.26 feet to a point on the 1/4 Section line; thence N0°32'14"E along the 1/4 Section line a distance of 685.48 feet to the Point of Beginning;

c) The East 890 feet of the South one-half of the NW 1/4 of said Section 36;

d) That part of the NE 1/4 of the NW 1/4 of said Section 36 lying East of that certain private road as shown on that certain plat attached to the Deed recorded in Deed Book 311, page 161, Public Records of Sarasota County, Florida (said road being indicated in said plat as "Relocation of Private Road") LESS therefrom the North 30 feet of the NE 1/4 of the NW 1/4 of Section 36 lying between said Private Road and the West bank of the Myakka River; and

e) Commence at the Northwest corner of Section 36, Township 38 South, Range 19 East, Sarasota County, Florida; thence N88°33'15"E, 1854.05' along the North line of said Section 36, to the East line of existing 40' private road; thence S2°30'45"W, 1153.53' along the East line of said road for the Point of Beginning; thence continue S2°30'45"W, 163.21' along said road to the South line of the Northeast 1/4 of the NW 1/4 of said Section 36; thence S88°31'19"W, 57.35' along said South line; thence S0°40'40"E, 1313.72' parallel with the East line of the Northwest 1/4 of said Section 36, to the South line of the Northwest 1/4 of said Section 36; thence N 88° 29' 25" E, 220.89 feet along said South line to the West line of said 40' private road; thence S11°00'46"E, 25.83' along said road; thence S45°48'52"E, along said road 34.27; thence S88°29'25"W, 1380.97'; parallel with the South line of the Northwest 1/4 of said Section 36; thence N0°40'40"W, 1536.19' parallel with the East line of the Northwest 1/4 of said Section 36; thence N88°57'13"E, 1197.48' to the Point of Beginning.

Together with and subject to an easement for road right-of-way purposes (ingress and egress) over that certain private road as appears in plat attached to deed recorded in Deed Book 311, page 161, of the Public Records of Sarasota County, Florida, and marked "Relocation of Private Road."

Together with all riparian rights thereunto belonging and in anywise appertaining.

Subject to that certain right-of-way agreement with the FLORIDA POWER & LIGHT COMPANY, its successors and assigns, for an easement in, over, upon and across the South 170 feet of the North 830 feet of the NW 1/4 of Section 36 as recorded in Official Records Book 931, pages 684 and 686, of the Public Records of Sarasota County, Florida.

Less:

Lands conveyed to Sarasota County and recorded in Official Records, Book 2404, Page 2706; and Lands conveyed to Sarasota County and recorded in Official Records, Book 2404, Page 2700 Public Records, Sarasota County, Florida.

Less:

Lands conveyed to Jo-Anne Hurt and recorded in Official Records Book 2282-1280 Public Records, Sarasota County, Florida.

Less:

Lands conveyed to Sarasota County and recorded in Official Records Book 1325-1936 Public Records, Sarasota County, Florida.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Parcel I

That part of the Southwest 1/4 of Section 36, Township 38 South, Range 19 East, lying southerly and easterly of lands described in Official Records Instrument Number 2013080858, Public Records of Sarasota County, Florida, LESS therefrom the following parcels:

(a) Beginning at the SE corner of the NW 1/4 of said Section 36 for a Point of Beginning; thence S89°37'32"W, along the 1/4 Section line a distance of 673.2 feet to a point; thence S10°42'46"E, a distance of 47.67 feet to a point; thence S45°30'46"E, a distance of 922.26 feet to a point on the 1/4 Section line; thence N0°32'14"E, along the 1/4 Section line a distance of 685.48 feet to the Point of Beginning; and

(b) Lands conveyed to Sarasota County and recorded in Official Records Book 2404, Page 2700 of the Public Records of Sarasota County, Florida;

(c) Lands conveyed to Sarasota County and recorded in Official Records Book 1325, Page 1936 of the Public Records of Sarasota County, Florida;

Parcel 2: (Easement Parcel)

An Easement for road right-of-way purposes (ingress and egress) over that certain private road as appears in the plat attached to deed recorded in Deed Book 311, page 161, of the Public Records of Sarasota County, Florida, and marked "Relocation of Private Road"

SAID PARCEL I ALSO DESCRIBED AS FOLLOWS:

A parcel of land lying in the Southwest 1/4 of Section 36, Township 38 South, Range 19 East, Sarasota County, Florida and described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 36; thence N.89°40'40"W., along the south line of said Southwest 1/4, a distance of 999.58 feet; thence N.00°27'56"E., a distance of 61.80 feet to a point on the north right-of-way line of Border Road (variable width public right-of-way) as recorded in Official Records Book 2404, Page 2700, Public Records of Sarasota County, Florida for a POINT OF BEGINNING ; thence N.00°27'56"E., along the easterly line of "Parcel 2" as described in Official Record Instrument Number 2013080858 in said Public Records, a distance of 2,520.64 feet to a point 50.00 feet south of the north line of said Southwest 1/4., also being a point on the southerly line of "Parcel 1" as described in said Official Records Instrument Number 2013080858; thence N.88°40'46"E., along said southerly line and on a line 50.00 feet southerly of and parallel with said north line of the Southwest 1/4, a distance of 358.70 feet to a point on the westerly line of a 40.00 foot wide private road; thence S.45°22'16"E., along said westerly easement line, a distance of 886.83 feet to a point on the north right-of-way line of Jackson Road (66.00 foot wide public right-of-way) as recorded in Official Records Book 1325, Page 1936, said Public Records; thence N.89°34'38"W., along said north right-of-way line a distance of 29.60 feet to a point on the west right-of-way line of said Jackson Road; thence S.00°25'22"W., along said west right-of-way line, a distance of 1,829.39 feet to a point on the above mentioned additional right-of-way parcel recorded in Official Records Book 2404, Page 2700 ; thence along said additional right-of-way line for the following three calls; (1) thence N.89° 34'38"W., a distance of 20.00 feet; (2) thence S.00°25'22"W., a distance of 87.52 feet; (3) thence N.89°21'13"W., a distance of 946.54 feet to the POINT OF BEGINNING.