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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

KONESS Receipt#1603719

Doc Stamp-Deed: 9,170.00

Prepared by and return to:

✓ Skip Berg, Esq.
LAW OFFICES OF SKIP BERG, P.A.
1872 Tamiami Trail S., Suite D
Venice, FL 34293
941-493-0871
File Number: 13-118

Parcel ID No. 0175-06-0032

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Special Warranty Deed

This Special Warranty Deed made this 28 day of March, 2013 between TARPON CENTER, LLC, a Florida limited liability company whose post office address is 7575 County Road 203, Durango, CO 81301, grantor, and GULF VIEW MARINA HOLDINGS, LLC, a Florida limited liability company whose post office address is 990 Laguna Drive, Venice, FL 34285, grantee:

(Whenever 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, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum 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, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County Florida, to-wit:

Lots 6 & 7, Block 6-A, Venice-Replat of a portion of GULFVIEW SECTION, recorded in Plat Book 4, Pages 97-100, inclusive, of the Public Records of Sarasota County, Florida, LESS the following described property:

PARCEL #2. Being a part of Lot 7, Block 6-A, Plat of "Venice Replat of Portion of GULFVIEW SECTION", recorded in Plat Book 4, Pages 97-100, inclusive, of the Public Records of Sarasota County, Florida, described as follows: Begin at the SE corner of said Lot 7, also being the intersection of the West R/W of The Esplanade (60 ft. R/W) and the North R/W of existing Tarpon Center Road (60 ft. R/W); thence S 89°58' W along said existing North R/W of Tarpon Center Road, 10.78 feet to a point on a curve concave to the northwesterly which has a radius of 25.0 feet; a central angle of 55°19'33" and a chord bearing of N 27°37'47" E, thence northeasterly along arc of said curve, 24.14 ft. to the point of tangency; thence S 0°02' E along said existing West R/W of The Esplanade, 20.56 ft. to the point of beginning.

PARCEL #3. Being a part of Lot 7, Block 6-A, Plat of "Venice Replat of portion of GULFVIEW SECTION", recorded in Plat Book 4, Pages 97-100, inclusive, of the Public Records of Sarasota County, Florida, described as follows: Commence at the SE corner of said Lot 7, also being the intersection of the West R/W of The Esplanade (60 ft. R/W) and the North R/W of existing Tarpon Center Road (60 ft. R/W); thence S 89°58' W along said existing North R/W Tarpon Center Road, 52.40 feet for a point of beginning; thence continue S 89°58' W, 27.60 feet, thence N 0°02' W, 4.87 feet; thence S 80°02'00" E, 28.03 feet to the point of beginning.

ALSO LESS:

A portion of Lot 6, Block 6A, Venice-Replat of a portion of GULFVIEW SECTION, recorded in Plat Book 4, Pages 97-100, inclusive, of the Public Records of Sarasota County, Florida, described as follows: Begin at the most Northeasterly Corner of Lot 6, Block 6A, Venice-Replat of a portion of GULFVIEW SECTION, recorded in Plat Book 4, Pages 97-100, inclusive, of the Public Records of Sarasota County, Florida; thence N.89°54'00"W., along the North line of said Lot 6, a distance of

111.84 feet to the Northwest corner of said Lot 6; thence S.00°01'32"E., along the West line of said Lot 6, a distance of 6.62 feet; thence N.89°54'59"E., a distance of 79.51 feet; thence S.00°34'27"W., a distance of 8.66 feet; thence N.89°43'26"E., a distance of 9.05 feet; thence S.00°52'28"W., a distance of 5.48 feet to a point on the northwesterly Right of Way Line of La Guna Drive; thence N.49°02'10"E., along said Northwesterly Right of Way, a distance of 31.49 feet to the Point of Beginning.

ALSO TOGETHER WITH PARCEL #1

Being a part of R/W of Tarpon Center Road (Inlet Road per plat) shown and dedicated on plat of "Venice Replat of Portion of GULFVIEW SECTION", recorded in Plat Book 4, Pages 97-100, inclusive, of the Public Records of Sarasota County, Florida, described as follows: Commence at the SE corner of Lot 7, Block 6-A of said Venice Replat, also being the intersection of the West R/W of The Esplanade (60 ft. R/W) and the North R/W of existing Tarpon Center Road (60 ft. R/W); thence S 89°58' W along said existing North R/W of Tarpon Center Road, 10.78 feet for a P.O.B.; thence continue S 89°58' W, 41.62 feet; thence S 80°02' E, 23.42 feet to the P.C. of a curve to the left which has a radius of 25.0 feet, a central angle of 44°40'27" and a chord bearing N 77°37'46" E; thence northeasterly along arc of said curve, 19.49 feet to the point of beginning.

All lying and being in Section 12, Township 39 South, Range 18 East, Sarasota County, Florida. SUBJECT TO existing utility conduits (water and/or sewer lines) as set forth in Agreement recorded at O.R. Book 889, Page 637, Public Records of Sarasota County, Florida.

AND ALSO TOGETHER WITH:

A portion of Lots 5 and 6, Block 6A, VENICE Replat of a Portion of Gulf View Section, according to the Plat thereof recorded in Plat Book 4, Pages 97 through 100, inclusive, of the Public Records of Sarasota County, Florida, described as follows:

Commence at the most northeasterly corner of Lot 6, Block 6A, Venice Replat of a Portion of Gulf View Section, according to the Plat thereof recorded in Plat Book 4, Page 97 through 100, of the Public Records of Sarasota County, Florida; thence N.89°54'00"W., along the North line of said Lot 6, a distance of 73.17 feet to the Point of Beginning; thence continue N.89°54'00"W., along said North line of Lot 6, a distance of 12.40 feet; thence N.11°16'56"E., a distance of 5.16 feet; thence N.86°35'17"W., a distance of 27.30 feet to the West line of Lots 5 and 6 of said Block 6A; thence S.00°01'32"E., along said West line of Lots 5 and 6 a distance of 13.26 feet; thence S.89°54'59"E., a distance of 36.63 feet; thence N.00°07'52"W., a distance of 1.52 feet; thence N.89°52'08"E., a distance of 2.02 feet; thence N.00°07'52"E., a distance of 5.08 feet to the Point of Beginning.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the current year, but this reference shall not operate to reimpose same.

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 claiming by, through or under grantors.

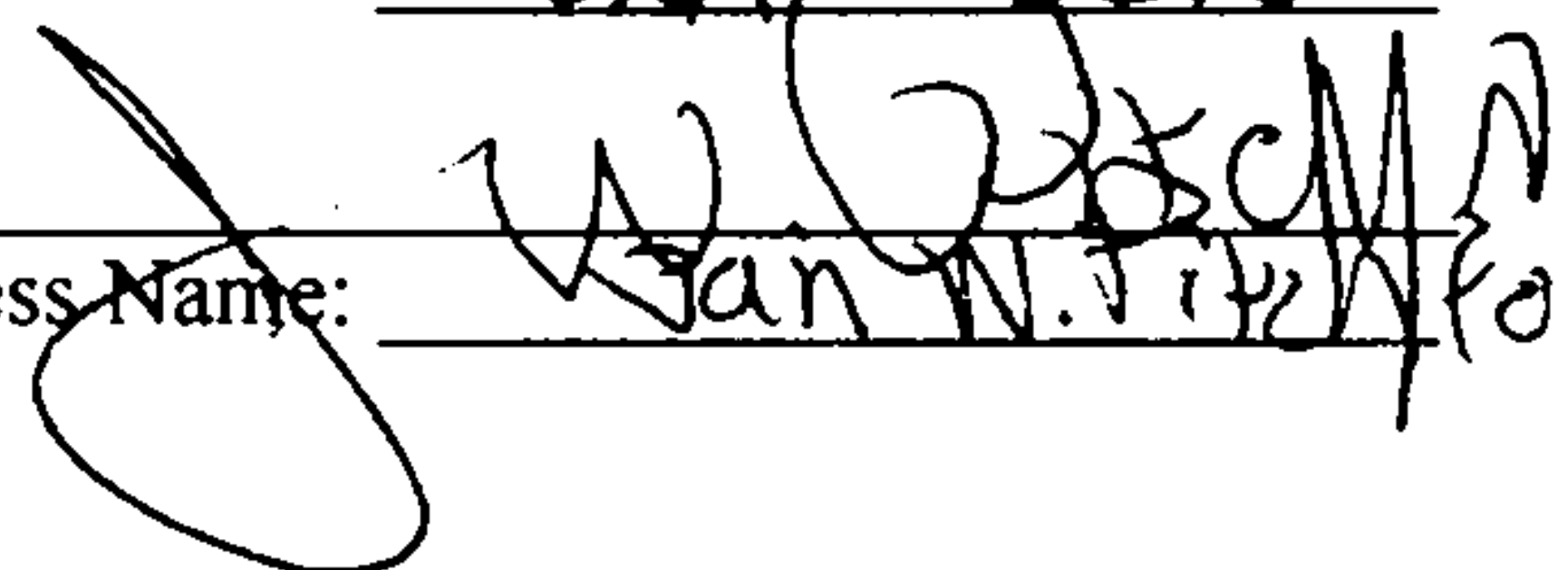
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

TARPON CENTER, LLC, a Florida limited liability company

By: 
JEFFREY J. KNUCKLES, as its Managing Member

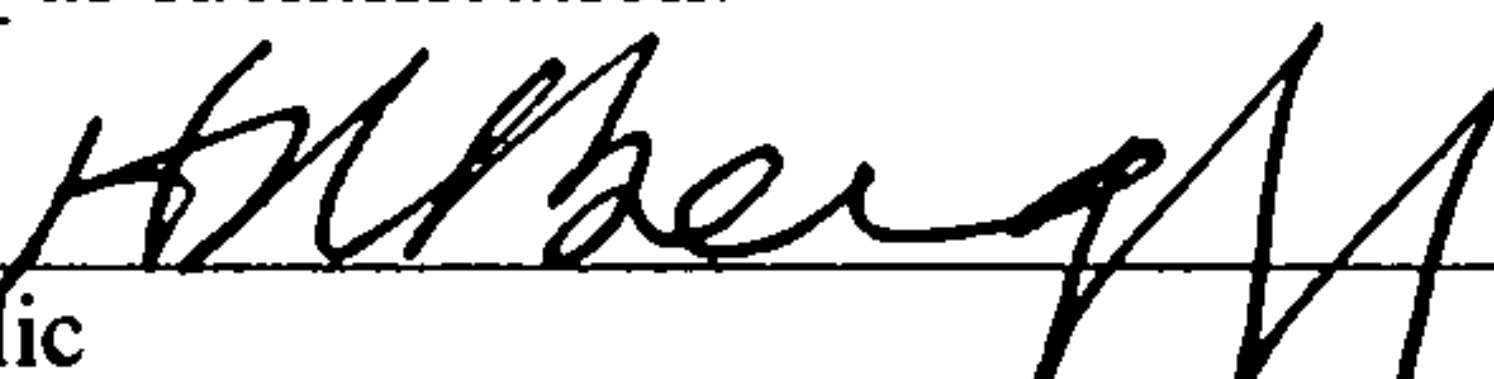

Witness Name: SK. P. Berg


Witness Name: Jan W. Tichenor

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 28 day of March, 2013 by JEFFREY J. KNUCKLES, as Managing Member of TARPON CENTER, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]


Notary Public

Printed Name: _____

My Commission Expires: _____

