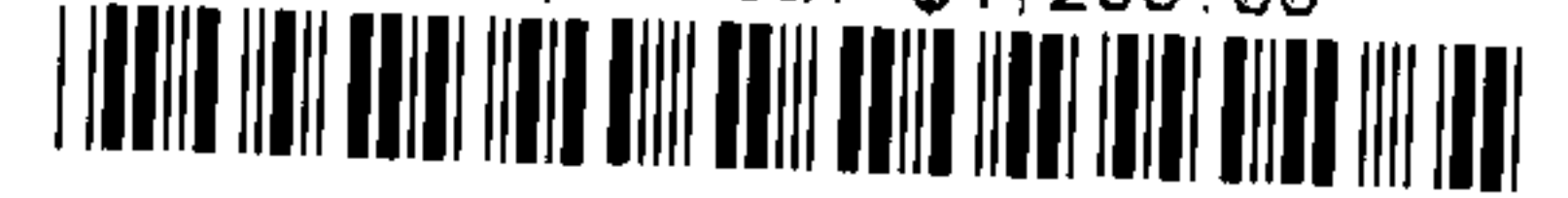


Doc Stamp-Deed: \$4,200.00



Prepared by and return to:
GREGORY C. ROBERTS
Attorney at Law
✓ **Klingbeil & Roberts, P.A.**
341 Venice Avenue West
Venice, FL 34285
941-485-2900
File Number: **15-0407**
Will Call No.:

Parcel Identification No. **0430150038 & 0430150031**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 7th day of January, 2016 between **STOSH & SLOSH, INC.**, a Florida corporation, f/k/a **PATCHES RESTAURANT, INC.**, a Florida corporation whose post office address is **205 Base Avenue East, Venice, FL 34285** of the County of Sarasota, State of Florida, grantor*, and **JRB OF VENICE, LLC**, a Florida limited liability company whose post office address is **P.O. Box 1852, Wooster, OH 44691** of the County of Wayne, State of Ohio, grantee*,

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, 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:

PARCEL 1:

Begin at the SW corner of the SE 1/4 of Section 18, Township 39 South, Range 19 East, Sarasota County, Florida; thence N 89°48'00" East along the South line of Section 18, 25.27 feet; thence N 0°09'09" East, 143.71 feet passing along the West end of an existing steel building; thence West 148.15 feet; thence S 0°04'00" West, 144.00 feet to the South line of said Section 18; thence N 89°48'00" East, 122.63 feet to the Point of Beginning.

PARCEL 2:

Commence at the SW corner of the SE 1/4. of Section 18, Township 39 South, Range 19 East, Sarasota County, Florida; thence N 89°48'00" E along the south line of said Section 18 for a distance of 25.27 feet to the Point of Beginning; thence N 00°09'09" E for a distance of 143.71 feet to the south right of way line of Base Avenue; thence East for a distance of 229.12 feet; thence S 00°05'47" w for a distance of 143.35 feet; thence S 89°48'00" w for a distance of 229.30 feet to the Point of Beginning. All lying and being in the South 1/2 of Section 18, Township 39 South, Range 19 East, Sarasota County, Florida;

TOGETHER WITH an easement along the South 24 feet of the following described property for ingress and egress:

Begin at the Southwest corner of the Southeast 1/4 of Section 18, Township 39 South, Range 19 East, Sarasota County, Florida; thence North 89°48'00" E along the South line of Section 18, 25.27 feet; thence N 00°09'09" E 143.71 feet passing along the West end of an existing steel building; thence West 148.15 feet; thence S 00°04'00" W 144.00 feet to the South line of said Section 18, thence North 89°48'00" E 122.63 feet to the Point of Beginning.

The subject property does not constitute all of the assets or substantially all of the assets of Grantor.

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

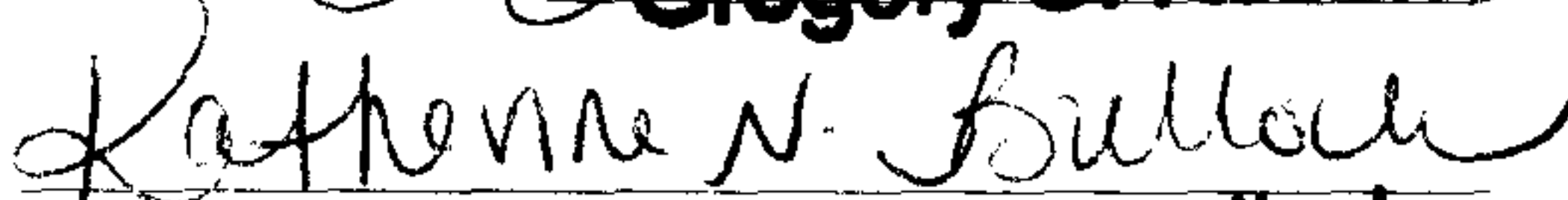
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:


Witness Name: **Gregory C. Roberts**


Witness Name: **Katherine N. Bullock**

STOSH & SLOSH, INC., a Florida corporation

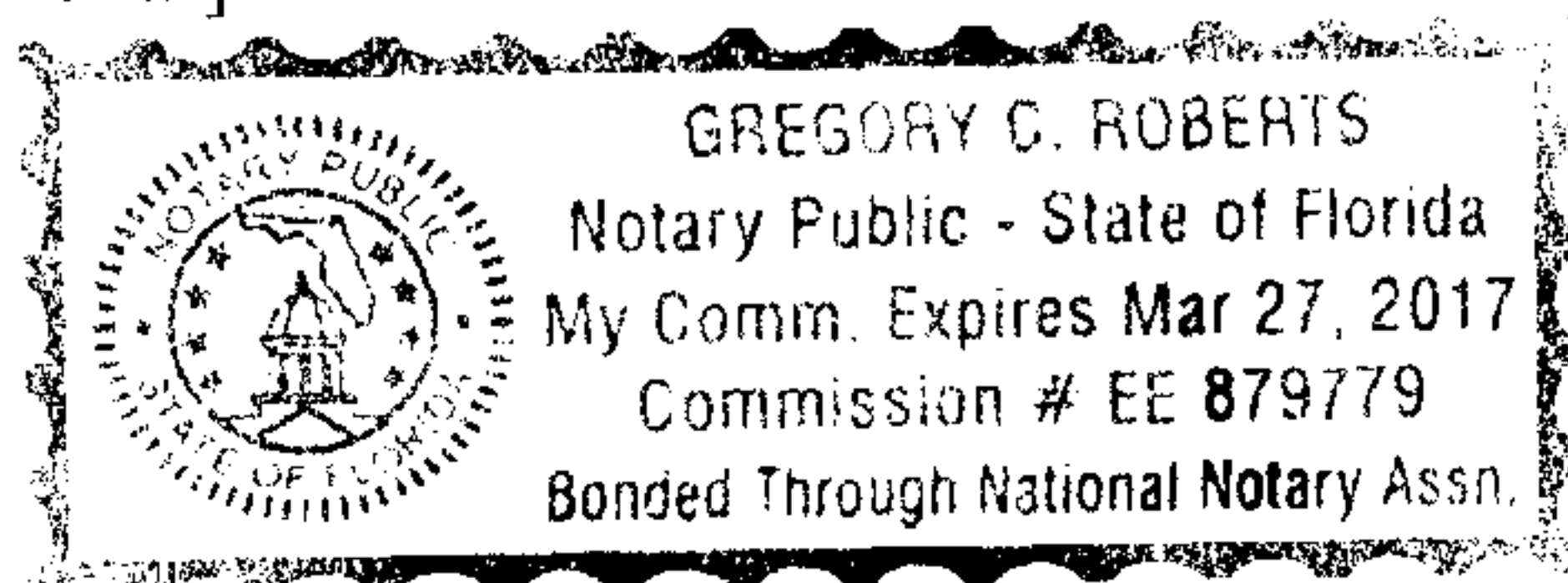
By: 
GREGORY R. NOVACK, President

(Corporate Seal)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 7th day of January, 2016 by GREGORY R. NOVACK, President of STOSH & SLOSH, INC., a Florida corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: **Gregory C. Roberts**

My Commission Expires: _____

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FILED
98 FEB 19 PM 4:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF AMENDMENT
TO THE
ARTICLES OF INCORPORATION
OF
PATCHES RESTAURANT, INC.

1. Article I. of the Articles Incorporation of PATCHES RESTAURANT, INC., a Florida corporation, is hereby amended to read as follows:

1. "The name of the corporation is STOSH & SLOSH, INC.".

2. The foregoing amendment was adopted by unanimous consent of the shareholders of this corporation on the 13th day of February, 1998.

PATCHES RESTAURANT, INC.

By: [Signature]
President

And: [Signature]
Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared GREGORY R. NOVACK and MICHAEL PACHOTA as President and Secretary of PATCHES RESTAURANT, INC., known to me to be the persons who executed the foregoing Articles of Amendment and they acknowledged before me that they executed those Articles of Amendment for the purpose therein stated.

13 IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of FEBRUARY, 1998.

This instrument prepared by:
ERIK R. LIEBERMAN, ESQ.
P. O. Box 767
Venice, FL 34284-767
(941) 485-1571
Fl. Bar #393053

[Signature]
Notary Public



ERL\ja\patches.a02

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