

Brett Kinsey  
(561) 218-6929  
brett.kinsey@nelsonmullins.com

1905 NW Corporate Boulevard, Suite 310  
Boca Raton, FL 33431  
T 561.483.7000 F 561.483.7321  
nelsonmullins.com

April 1, 2021

City of Venice  
Engineering Department  
401 West Venice Avenue  
Venice, FL 34285

Re: Title Certification Letter for Plat of Palencia – Real Property legally described on  
**Exhibit “A”** attached hereto (the “Real Property”)

To whom it may concern:

I am an attorney licensed to practice law in the state of Florida, and I have examined title to the Real Property, evidenced by the Property Information Report issued by First American Title Insurance Company under File No. 2037-5116198, certified through March 30, 2021 at 8:00 a.m. I hereby certify as to the following:

1. Subject to the easements and other matters shown on **Exhibit “B”**, the record title to the Real Property is vested in Forestar (USA) Real Estate Group Inc., a Delaware corporation, as evidenced by the following Deeds: (a) Warranty Deed, dated September 28, 2020 and recorded September 29, 2020 in Instrument No. 2020133678, Public Records of Sarasota County, Florida; (b) Special Warranty Deed, dated September 28, 2020 and recorded September 29, 2020 in Instrument No. 2020133503, Public Records of Sarasota County, Florida; and (c) Quit Claim Deed, dated September 28, 2020 and recorded September 29, 2020 in Instrument No. 2020133504, Public Records of Sarasota County, Florida, copies of which are attached hereto as **Exhibit “C”**.

2. I am of the opinion that all property taxes that are due and owing have been paid on the Real Property. The Real Property is not encumbered by any recorded liens, other than that certain Mortgage and Security Agreement recorded September 29, 2020, in Official Records Instrument No. 2020133507, Public Records of Sarasota County, Florida, in favor of D.R. Horton, Inc., a Delaware corporation (the "Mortgage").

NOTE: Mortgagee will execute the Final Plat for Palencia prior to its recordation.

3. This certification is provided pursuant to the requirements of §177.041, Florida Statute, for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment of policy. The firm's liability hereunder shall not exceed the maximum of \$1,000.00 pursuant to §627.7843, Florida Statutes.

Respectfully submitted,

NELSON MULLINS BROAD AND CASSEL

A handwritten signature in blue ink that reads "John B. Kinsey". The signature is fluid and cursive, with the first name "John" and last name "Kinsey" clearly legible.

John B. Kinsey

Florida Bar Number 1003657

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

TRACTS 267 268, 269, 270, 271, 272, 273 AND 274, NORTH VENICE FARMS, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 203, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS AND EXCEPT THAT CERTAIN PARCEL ACQUIRED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1202, PAGE 1127, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS AND EXCEPT THOSE CERTAIN PARCELS ACQUIRED BY SARASOTA COUNTY, FLORIDA BY INSTRUMENT RECORDED UNDER CN 2004242187 AND CN 2006186450, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS AND EXCEPT THAT CERTAIN PARCEL ACQUIRED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED UNDER CN 2008036088, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AND SURVEYED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3, ALSO BEING THE CENTER LINE INTERSECTION OF NORTH CLERMONT ROAD (66 FOOT RIGHT OF WAY) AND BORDER ROAD (RIGHT OF WAY VARIES) AS SHOWN ON SAID PLAT OF NORTH VENICE FARMS; THENCE SOUTH 89 DEGREES 39 MINUTES 40 SECONDS EAST ALONG THE CENTER LINE OF SAID BORDER ROAD ALSO BEING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER A DISTANCE OF 33.00 FEET TO INTERSECT THE NORTH EXTENSION OF THE EAST RIGHT OF WAY OF SAID NORTH CLERMONT ROAD; THENCE SOUTH 00 DEGREES 34 MINUTES 21 SECONDS WEST A DISTANCE OF 46.58 FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF BORDER ROAD AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2004242187, AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 51 MINUTES 20 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE AS MEASURED A DISTANCE OF 1609.84 FEET TO A POINT LYING 33 FEET SOUTH OF AT RIGHT ANGLES TO THE CENTER LINE OF SAID BORDER ROAD; THENCE SOUTH 89 DEGREES 39 MINUTES 40 SECONDS EAST ALONG SAID LINE A DISTANCE OF 988.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 270, LYING ON THE WEST RIGHT OF WAY LINE OF JACARANDA BOULEVARD (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 00 DEGREES 30 MINUTES 40 SECONDS WEST ALONG SAID LINE ALSO BEING THE EAST LOT LINE OF SAID LOTS 270 AND 274 A DISTANCE OF 1255.16 FEET TO THE EXISTING SOUTHEAST CORNER OF SAID LOT 274; THENCE NORTH 89 DEGREES 44 MINUTES 03 SECONDS WEST ALONG THE SOUTH LOT LINES OF SAID LOTS 271 THRU 274, ALSO BEING THE

NORTH RIGHT OF WAY LINE OF EWING DRIVE (66 FEET OF RIGHT OF WAY) A DISTANCE OF 2235.68 FEET TO THE EAST LIMITS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2008036088, AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE EAST AND NORTH MONUMENTED LIMITS OF SAID LANDS THE FOLLOWING TWO CALLS; NORTH 00 DEGREES 15 MINUTES 11 SECONDS EAST A DISTANCE OF 202.28 FEET (201.78 FEET DEED) SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST A DISTANCE OF 362.45 FEET (362.61 FEET DEED) TO THE EAST RIGHT OF WAY LINE OF SAID NORTH CLERMONT ROAD; THENCE NORTH 00 DEGREES 34 MINUTES 21 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1044.34 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

TRACT 279, NORTH VENICE FARMS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 203, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LESS THE EASTERLY 17 FEET THEREOF.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PORTION FOR ROAD RIGHT OF WAY PURPOSES AS RECORDED IN OFFICIAL RECORDS BOOK 2449, PAGE 977, PUBLIC RECORD OF SARASOTA COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE GRANTOR'S TRACT AS RECORDED IN O.R. 1258, PAGE 211, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, THE SAME BEING A PORTION OF LOT 279, NORTH VENICE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 203, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 279, NORTH VENICE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 203, SARASOTA COUNTY, FLORIDA, THENCE N.86°50'51"W., ALONG THE SOUTHERLY BOUNDARY OF SAID LOT, A DISTANCE OF 17.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N.86°50'51"W., A DISTANCE OF 36.68 FEET TO A POINT ON A CURVE; THENCE 60.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3650.00 FEET; A CENTRAL ANGLE OF 0°57'17", AND A CHORD OF 60.82 FEET WHICH BEARS N.6°40'19"W., THENCE N.7°08'57"W., A DISTANCE OF 157.05 FEET; THENCE N.82°51'03"E., A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE; THENCE 311.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3930.00 FEET, A CENTRAL ANGLE OF 4°32'09", AND A CHORD OF 311.04 FEET WHICH BEARS N.4°52'53"W., TO THE NORTHERLY BOUNDARY OF SAID LOT; THENCE S.89°37'39"E., ALONG SAID BOUNDARY A DISTANCE OF 75.31 FEET, THENCE S.0°35'20"W., A DISTANCE OF 530.21 TO THE POINT OF BEGINNING..

## **EXHIBIT "B"**

### A. Easements

1. Right of Way Agreement Right-of-Way Agreement by and between Douglas R. Murphy and Katherine N. Murphy, his wife and Florida Power & Light Company recorded December 20, 1972 in Official Records Book 984, Page 556; Subordination of Utility Interests recorded September 23, 2004 in Official Records Instrument # 2004184135, Public Records of Sarasota County, Florida.
2. Easements contained in the Order of Taking recorded December 21, 2004 in Official Records Instrument # 2004242187 and the Stipulated Final Judgment recorded October 20, 2006 in Official Records Instrument # 2006186450, Public Records of Sarasota County, Florida.
3. Deed of Conservation Easement in favor of Southwest Florida Water Management District recorded September 29, 2020, in Official Records Instrument # 2020133676, Public Records of Sarasota County, Florida.

### B. Other information regarding said property:

1. Ordinance No. 2020-07 recorded May 11, 2020, in Official Records Instrument No. 2020061549, Public Records of Sarasota County, Florida.
2. Notice of Commencement recorded February 9, 2021, in Instrument No. 2021022272, Public Records of Sarasota County, Florida.

**EXHIBIT “C”**

Copy of Deeds

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2020133678 6 PG(S)

9/29/2020 1:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2566879

THIS INSTRUMENT WAS PREPARED BY AND  
AFTER RECORDING IS TO BE RETURNED TO:

MATTHEW PISCIOтта, ESQ.  
NELSON MULLINS BROAD AND CASSEL  
1905 NW CORPORATE BLVD., SUITE 310  
BOCA RATON, FL 33441

Doc Stamp-Deed: \$2,450.00

Tax Identification Number: 0399090001

Consideration: \$350,000.00

**WARRANTY DEED**

THIS WARRANTY DEED made and executed this 26<sup>th</sup> day of September, 2020, by W. RUSSELL SNYDER AND IRALYN M. SNYDER, HUSBAND AND WIFE, as to one-half (1/2) undivided interest, and JASON MILTON KRAMER and JONATHAN SOL KRAMER, as to one-half (1/2) undivided interest, whose mailing address is 355 W. Venice Ave., Venice, Florida 34285 (collectively, "Grantor"), to Forestar (USA) Real Estate Group Inc., a Delaware corporation, whose address is 4042 Park Oaks Boulevard, Suite 200, Tampa, Florida 33610. ("Grantee").

(Wherever 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.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of Sarasota and State of Florida, more particularly described as follows:

See Exhibit "A" attached hereto and  
incorporated herein by reference (the "Property")

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.

GRANTOR states that the land described herein is not the homestead of the grantor, and neither the grantor nor the grantor's spouse, nor anyone for whose support the grantor is responsible, resides on or adjacent to said land.

And the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey said Property; and the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers hereunto duly authorized, the day and year first above written.

WITNESSES:

Print Name:

Print Name:

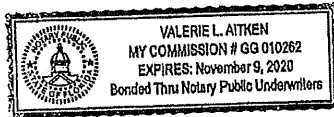
GRANTOR:

W. Russell Snyder

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

The foregoing instrument was acknowledged before me, by means of ☒ physical-presence or ☐ online notarization, this 22<sup>nd</sup> day of September, 2020 by W. Russell Snyder, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Public State of Florida





WITNESSES:

Joyce Dehart  
Print Name: Joyce Dehart

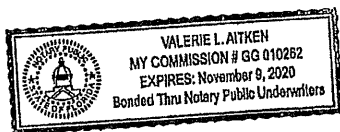
Valerie L. Aitken  
Print Name: Valerie L. Aitken

Iralyn M. Snyder  
Iralyn M. Snyder

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of September, 2020 by Iralyn M. Snyder, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Valerie L. Aitken  
Notary Public State of Florida



WITNESSES:

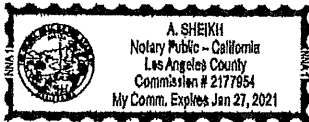
Print Name: JOHN TORERIK

Print Name: JONATHAN JANI

Jason Milton Kramer

STATE OF California )  
COUNTY OF Los Angeles ) SS

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 23 day of September, 2020 by Jason Milton Kramer, who is personally known to me or who has produced California Drivers Lic. as identification.



A. Sheikh  
Notary Public State of ~~Florida~~ California

(Ac)

WITNESSES:

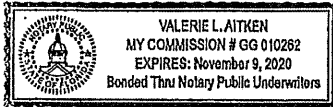
Print Name:

Print Name:

Jonathan Sol Kramer

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

The foregoing instrument was acknowledged before me, by means of ☒ physical-presence or ☐ online notarization, this 22<sup>nd</sup> day of September, 2020 by Jonathan Sol Kramer, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Notary Public State of Florida

**EXHIBIT "A"**

**PROPERTY**

The land referred to herein below is situated in the County of Sarasota, State of Florida, and described as follows:

Tract 279, NORTH VENICE FARMS, as per plat thereof recorded in Plat Book 2, Page 203, of the Public Records of Sarasota County, Florida; LESS the Easterly 17 feet thereof.

ALSO LESS and excepting the following described portion for road right-of-way purposes as recorded in Book 2449, Page 977, Public Records of Sarasota County, Florida. Said lands more particularly described as follows:

A portion of the grantor's Tract, as recorded in O.R. Book 1258, Page 211, public records of Sarasota County, Florida, in Section 3, Township 39 South, Range 19 East, the same being a portion of Lot 279, NORTH VENICE FARMS, as recorded in Plat Book 2, Page 203, Public Records of Sarasota County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 279, NORTH VENICE FARMS, as recorded in Plat Book 2, Page 203, Sarasota County, Florida; thence N.  $86^{\circ}50'51''$  W., along the southerly boundary of said Lot, a distance of 17.03 feet to the point of beginning; thence continue N.  $86^{\circ}50'51''$  W., a distance of 36.68 feet to a point on a curve; thence 60.82 feet along the arc of a curve to the left, said curve having a radius of 3650.00 feet, a central angle of  $0^{\circ}57'17''$ , and a chord of 60.82 feet which bears N.  $6^{\circ}40'19''$  W., thence N.  $7^{\circ}08'57''$  W., a distance of 157.05 feet; thence N.  $82^{\circ}51'03''$  E., a distance of 20.00 feet to a point on a curve; thence 311.12 feet along the arc of a curve to the right, said curve having a radius of 3930.00 feet, a central angle of  $4^{\circ}32'09''$ , and a chord of 311.04 feet which bears N.  $4^{\circ}52'53''$  W. , to the Northerly boundary of said lot; thence S.  $89^{\circ}37'39''$  E., along said boundary a distance of 75.31 feet; thence S.  $0^{\circ}35'20''$  W., a distance of 530.21 to the point of beginning.

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2020133503 4 PG(S)

9/29/2020 12:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2566759

Prepared by and after recording,  
return to:

Alston & Bird LLP  
1201 W. Peachtree Street  
Atlanta, GA 30309  
Attn: Jennifer F. West

Doc Stamp-Deed: \$30,284.80

Tax Parcel No. 0399010001

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made and executed this 28<sup>th</sup> day of September, 2020 by **SSD LAND HOLDINGS, LLC**, a Florida limited liability company, whose address is 9230 13th Avenue Circle NW, Bradenton, Florida 34209, Attention: Dr. Greg Berryman (hereinafter referred to as "Grantor"), to **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation, whose address is 4042 Park Oaks Boulevard, Suite 200, Tampa, Florida 33610 (hereinafter referred to as "Grantee");

(Whenever used herein, the terms "Grantor and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations. This singular shall be deemed to include the plural, and vice versa, where the context so permits.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in Sarasota County, Florida, as more particularly described on Exhibit A attached hereto and hereby made a part hereof (the "Property").

This conveyance is made by Grantor and accepted by Grantee subject only to the matters set forth in Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions"), none of which are sought to be reimposed hereby.

TO HAVE AND TO HOLD the Property in fee simple forever, subject to the Permitted Exceptions.

Grantor does hereby COVENANT that (1) it is lawfully seized of the Property in fee simple, and (2) that it has good, right and lawful authority to sell and convey the Property. Further, Grantor hereby fully WARRANTS the title to the Property, except for the Permitted Exceptions, and will FOREVER DEFEND all and singular the Property unto Grantee, and its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

**GRANTOR:**

Signed, sealed and delivered in the presence of:

**SSD Land Holdings, LLC,**  
a Florida limited liability company

*Gregory Berryman*  
Print Name: Gregory M. Berryman

By: *Gregory Berryman*  
Name: Dr. Gregory Berryman  
Title: Manager

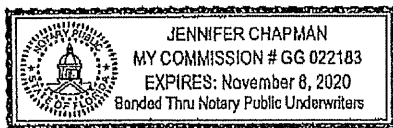
*Jon M. Seehy*  
Print Name: Jon M. Seehy

STATE OF Florida

COUNTY OF Manatee

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 9th day of September, 2020, by Dr. Gregory Berryman, as Manager of SSD Land Holdings, LLC, a Florida limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☒ has produced Valid FLDL as identification.

(NOTARY SEAL)



*Jennifer Chapman*  
Notary Public Signature

Jennifer Chapman  
(Name typed, printed or stamped)  
Notary Public, State of Florida  
Commission No.: GG 022183  
My Commission Expires: 11-08-2020

EXHIBIT A

LEGAL DESCRIPTION

TRACTS 267, 268, 269, 270, 271, 272, 273 AND 274, NORTH VENICE FARMS, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 203, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION ACQUIRED BY VENICE HIGH SCHOOL FOUNDATION, INC BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2574 PAGE 2893, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT THAT CERTAIN PARCEL ACQUIRED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1202 PAGE 1127, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT THAT CERTAIN PARCEL ACQUIRED BY SARASOTA COUNTY, FLORIDA BY INSTRUMENT RECORDED UNDER CN 2004242187 AND CN 2006186450, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT THAT CERTAIN PARCEL ACQUIRED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED UNDER CN 2005036086, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT THAT CERTAIN PARCEL ACQUIRED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED UNDER CN 2008036088, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2020 and subsequent years, a lien not yet due and payable.
2. Right of Way Agreement by and between Douglas R. Murphy and Katherine N. Murphy and Florida Power & Light Company recorded December 20, 1972 in Book 984, Page 556, as affected by that certain Subordination of Utility Interests recorded September 23, 2004 in Instrument No. 2004184135.
3. Easements contained in the Order of Taking recorded December 21, 2004 in Instrument No. 2004242187 and the Stipulated Final Judgment recorded October 20, 2006 in Instrument No. 2006186450.
4. Ordinance No. 2020-07 annexing certain lands lying contiguous to the city limits recorded May 11, 2020 in Instrument No. 2020061549.
5. All matters set forth on that certain survey of the Property dated September 23, 2020, prepared by Warren (Barry) McLeod, Florida PSM #4855 of DMK Associates, identified as File No. 18-0296.
6. All zoning and building laws, ordinances, maps, resolutions, and regulations of all governmental authorities having jurisdiction which affect title to the Property.



RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2020133504 3 PG(S)

9/29/2020 12:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2566759

Doc Stamp-Deed: \$0.70

**Prepared by and after recording,**

**return to:**

Alston & Bird LLP  
1201 W. Peachtree Street  
Atlanta, GA 30309  
Attn: Jennifer F. West

Tax Parcel No. 0399010001

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED** is made this 28<sup>th</sup> day of September, 2020, by and between **SSD LAND HOLDINGS, LLC**, a Florida limited liability company, whose address is 9230 13th Avenue Circle NW, Bradenton, Florida 34209, Attention: Dr. Greg Berryman ("Grantor"), and **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation, whose address is 4042 Park Oaks Boulevard, Suite 200, Tampa, Florida 33610 ("Grantee").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable considerations, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to all that certain land situate in Sarasota County, Florida, being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever solely with respect to the Property.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

GRANTOR:

Signed, sealed and delivered  
in the presence of:

SSD Land Holdings, LLC,  
a Florida limited liability company

Sally M. Berryman  
Signature of Witness #1

Sally M. Berryman  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Jon M Seelley  
Printed Name of Witness #2

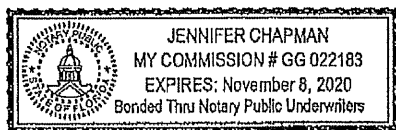
By: [Signature]  
Name: Dr. Gregory Berryman  
Title: Manager

STATE OF Florida

COUNTY OF Manatee

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 9th day of September, 2020, by Dr. Gregory Berryman, as Manager of SSD Land Holdings, LLC, a Florida limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☒ has produced valid FLDL as identification.

(NOTARY SEAL)



Jennifer Chapman  
Notary Public

Jennifer Chapman  
Printed Name of Notary Public

Notary Public, State of Florida

Notarial Serial Number GG 022183

EXHIBIT A  
Legal Description

Commence at the Northwest corner of the Northeast quarter of said section 3, also being the center line intersection of North Clermont Road (66 foot right of way) and Border Road. (right of way varies) as shown on said plat of North Venice Farms; thence South 89 degrees 39 minutes 40 seconds East along the center line of said Border Road also being the North line of said Northwest quarter of said Northeast quarter a distance of 33.00 feet to intersect the North extension of the East right of way of said North Clermont Road; thence South 00 degrees 34 minutes 21 seconds West a distance of 46.58 feet to the existing South right of way line of Border Road as described in Official Records Instrument Number 2004242187, as recorded in the Public Records of Sarasota County, Florida, and the Point of Beginning; thence North 89 degrees 51 minutes 20 seconds East along said South right of way line as measured a distance of 1609.84 feet to a point lying 33 feet South of at right angles to the center line of said Border Road; thence South 89 degrees 39 minutes 40 seconds East along said line a distance of 988.15 feet to the Northeast corner of said lot 270, lying on the West right of way line of Jacaranda Boulevard (right of way width varies); thence South 00 degrees 30 minutes 40 seconds West along said line also being the East lot line of said lots 270 and 274 a distance of 1255.16 feet to the existing Southeast corner of said lot 274; thence North 89 degrees 44 minutes 03 seconds West along the South lot lines of said lots 271 thru 274, also being the North right of way line of Ewing Drive (66 feet of right of way) a distance of 2235.68 feet to the East limits of those lands as described in Official Records Instrument Number 2008036088, as recorded in the Public Records of Sarasota County, Florida; thence along the East and North monumented limits of said lands the following two calls; North 00 degrees 15 minutes 11 seconds East a distance of 202.28 feet (201.78 feet deed) South 89 degrees 59 minutes 40 seconds West a distance of 362.45 feet (362.61 feet deed) to the East right of way line of said North Clermont Road; thence North 00 degrees 34 minutes 21 seconds East along said East right of way line a distance of 1044.34 feet to the Point of Beginning.