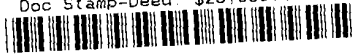


CONSIDERATION \$4,000,000.00  
DOC TAX \$28,000.00  
RECORD \$ 35.50

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2017060110 4 PG(S)  
May 12, 2017 04:05:32 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$28,000.00  


PARCEL ID NO.: 078600100

✓ Prepared by and return to:

**WILLIAMS PARKER**  
HARRISON DIETZ & GETZEN

200 South Orange Avenue  
Sarasota, Florida 34236  
(941) 366-4800  
Attention: Patrick W. Ryskamp, Esq.

### SPECIAL WARRANTY DEED

**THIS INDENTURE** made May 5<sup>th</sup>, 2017, by and between TRINITY ENTERPRISE HOLDINGS, INC., a Florida non-profit corporation, as Trustee of the TRINITY REAL ESTATE TRUST dated February 4, 2010, hereinafter referred to as Grantor, whose post office address is 1000 Pinebrook Road, Venice, FL 34285, and MANASOTA BEACH RANGLANDS, LLLP, a Florida limited liability limited partnership, hereinafter referred to as Grantee, whose post office address is 4901 Vineland Road, Suite 450, Orlando, FL 32811.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County Florida:

See Exhibit "A" attached hereto.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; taxes for the current year, and the permitted exceptions in Exhibit "B" attached hereto.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

TRINITY ENTERPRISE HOLDINGS,  
INC., a Florida not for profit corporation

By: [Signature]  
FRANK J. DEWANE, President

[Signature]  
Witness Name: Betty Halpern

[Signature]  
Witness Name: Fred Higham

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of May 2017 by FRANK J. DEWANE, President of TRINITY ENTERPRISE HOLDINGS, INC., a Florida non-profit corporation, as Trustee of the TRINITY REAL ESTATE TRUST dated February 4, 2010, on behalf of the corporation and trust, who is personally known to me or who has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]  
Signature of Notary Public

LILLIAN MENDEZ

Print Name of Notary Public

(Notary Seal)



I am a Notary Public of the State of Florida,  
and my commission expires on 12/10/2017

**EXHIBIT "A"**

Commence at the East Quarter corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida (DNR certified corner record #4526); thence S.00°14'28"W., along the East line of the Southeast Quarter of said Section 33, a distance of 289.02 feet to a point on the southerly right of way line of U.S. Highway No. 41 (State Road No. 45) (204 feet wide), same being a point on a curve to the right, having: a radius of 3011.73 feet, a central angle of 14°28'16", a chord bearing of N.72°08'43"W. and a chord length of 758.65 feet; thence along said southerly right of way line, along the arc of said curve, an arc length of 760.67 feet to the POINT OF BEGINNING; thence S.28°04'55"W., leaving said southerly right of way line, a distance of 362.11 feet; thence SOUTH, a distance of 752.37 feet; thence WEST, a distance of 676.53 feet; thence NORTH, a distance of 1074.28 feet to a point on a curve to the left, having: a radius of 560.00 feet, a central angle of 29°49'56", a chord bearing of N.50°30'57"E. and a chord length of 288.29 feet; thence along the arc of said curve, an arc length of 291.58 feet to the point of tangency of said curve; thence N.35°35'59"E., a distance of 161.97 feet to a point on said southerly right of way line of U.S. Highway No. 41; thence S.54°24'01"E., along said southerly right of way line, a distance of 66.57 feet to the point of curvature of a curve to the left, having: a radius of 3011.73 feet, a central angle of 10°30'33", a chord bearing of S.59°39'18"E. and a chord length of 551.64 feet; thence continue along said southerly right of way line, along the arc of said curve, an arc length of 552.42 feet to the POINT OF BEGINNING.

## EXHIBIT "B"

1. Terms and conditions of that certain Easement for non-exclusive ingress and egress, placement and maintenance of utility lines and service, and drainage recorded December 14, 1998, in the Official Records under Instrument Number 1998166155, Public Records of Sarasota County, Florida.
2. Declaration of Utility Easement recorded December 14, 1998, in the Official Records under Instrument Number 1998166153, Public Records of Sarasota County, Florida.
3. Notice of Establishment of the West Villages Improvement District and its Unit of Development No. 1 recorded November 22, 2004, in the Official Records under Instrument Number 2004223490, together with Notice of Promissory Note Sale by the West Villages Improvement District and for Unit of Development No. 1 recorded February 6, 2006, in the Official Records under Instrument Number 2006023618 and Notice by West Villages Improvement District of Bond Indebtedness for Unit of Development No. 3 recorded May 30, 2007, in the Official Records under Instrument Number 2007086621, Public Records of Sarasota County, Florida.