IN THE UNITED STATES COURT OF FEDERAL CLAIMS

4023 SAWYER ROAD I, LLC, *et al.*,	)	
	)	
Plaintiffs,	)	
	)	
v.	)	No. 19-757L
	)	
UNITED STATES OF AMERICA,	)	Judge Edward H. Meyers
	)	
Defendant.	)	

PLAINTIFF-LANDOWNERS' MOTION FOR PARTIAL SUMMARY JUDGMENT UNDER RULE 56

This case involves property owned by 214 plaintiff-landowners in Sarasota, Florida. See Fourth Amended Compl., ECF No. 34. See also **Exhibit 1** (list of plaintiffs and properties grouped by conveyance instrument, condemnation decree, or easement by prescription). These landowners ask this Court to enter partial summary judgment, under Rule 56 of the Rules of the Court of Federal Claims, holding the United States responsible to pay these owners just compensation for that property the federal government took when the Surface Transportation Board (the Board) issued an order invoking section 8(d) of the National Trails System Act Amendments of 1983 (Trails Act), 16 U.S.C. §1247(d).

The Board's 2019 order took these owners' property by encumbering their property with a new federal rail-trail corridor easement. The Board's order created the northern extension of the Legacy Trail, a public recreational trail, and established a "rail-banked" corridor for a possible future railroad. The government violated the Fifth Amendment by not paying these landowners' "just compensation" when it took their property. Accordingly, we ask this Court to find the United States liable for a taking of these landowners' private property in May 2019 when the Board invoked the Trails Act and to hold this is a taking for which the Fifth Amendment requires the government to pay these landowners "just compensation."

The Fifth Amendment and the Tucker Act, 28 U.S.C. §1491(a), provide this Court jurisdiction of this matter. Section 1491(a) states that the "United States Court of Federal Claims shall have jurisdiction to render judgment upon any claim against the United States founded...upon the Constitution...in cases not sounding in tort." In support of this motion, these plaintiff-landowners provide the accompanying memorandum of law and statement of uncontroverted material facts.

Summary judgment "is a 'salutary method of disposition designed "to secure the just, speedy, and inexpensive determination of every action."'" *InterImage, Inc. v. United States*, 146 Fed. Cl. 615, 618 (2020) (quoting *Sweats Fashions, Inc. v. Pannill Knitting Co., Inc.*, 833 F.2d 1560, 1562 (Fed. Cir. 1987)). "A grant of summary judgment is appropriate when the pleadings, affidavits and evidentiary materials filed in a case reveal that 'there is no genuine dispute as to any material fact and the movant is entitled to judgment as a matter of law.'" *Biloxi Marsh Lands Corp. v. United States*, 152 Fed. Cl. 254, 268 (2021) (quoting *Lippmann v. United States*, 127 Fed. Cl. 238, 244 (2016) (citing RCFC 56(a))). See also *Anderson v. Liberty Lobby, Inc.*, 477 U.S. 242, 247 (1986).

If no rational trier of fact could find for the non-moving party, a genuine issue of material fact does not exist and the motion for summary judgment may be granted. *New York & Presbyterian Hosp. v. United States*, 152 Fed. Cl. 507, 515 (2021) (citing *Matsushita Elec. Indus. v. Zenith Radio Corp.*, 475 U.S. 574, 588 (1986)). "By its very terms, this standard provides that the mere existence of *some* alleged factual dispute between the parties will not defeat an otherwise properly supported motion for summary judgment; the requirement is that there be no *genuine* issue of *material* fact." *Cheshire Hunt v. United States*, 158 Fed. Cl. 101, 104 (2022) (quoting *Anderson v. Liberty Lobby, Inc.*, 477 U.S. 242, 247-48 (1986)) (emphasis in original). "A

'genuine' dispute of material fact exists where a reasonable factfinder 'could return a verdict for the nonmoving party.'" *Id.* (quoting Anderson, 477 U.S. at 248). A dispute regarding an issue of non-material fact does not preclude summary judgment. See *id.* ("'Material' facts are those 'that might affect the outcome of the suit under the governing law,' as opposed to 'disputes that are irrelevant or unnecessary.'") (quoting *Anderson*, 477 U.S. at 248).

Once the movant's burden is met, the onus shifts to the non-movant to point to sufficient evidence to show a dispute over a material fact that would allow a reasonable finder of fact to rule in its favor. *Anderson*, 477 U.S. at 256. Mere denials, conclusory statements, or evidence that is merely colorable or not significantly probative will not defeat summary judgment. See *Celotex Corp. v. Catrett*, 477 U.S. 317, 324 (1986); *Anderson*, 477 U.S. at 248-50; *Mingus Constructors, Inc. v. United States*, 812 F.2d 1387, 1390-91 (Fed. Cir. 1987).

Wherefore, these plaintiff-landowners ask this Court to enter partial summary judgment in their favor and order the federal government to pay them just compensation for the property the government took under the Trails Act.

Respectfully submitted,

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LANDOWNERS' MEMORANDUM IN SUPPORT OF THEIR MOTION FOR PARTIAL SUMMARY JUDGMENT

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INTRODUCTION

The federal government took private property from 214 Sarasota County landowners on May 5, 2019. See **Exhibit 1** (index of landowners and properties by category). The government took these owners' property when the Surface Transportation Board (the Board) invoked section 8(d) of the Trails Act[1] encumbering these owners' land with a public rail-trail corridor when it issued an order called a Notice of Interim Trail Use or Abandonment (NITU).[2] The Takings Clause of the Fifth Amendment provides, "No person shall be…deprived of life, liberty, or property without due process of law; nor shall private property be taken for public use without just compensation." U.S. CONST. AMEND. V. The Tucker Act grants this Court jurisdiction to "render judgment upon any claim against the United States founded upon the Constitution."[3]

The uncontroverted facts and settled law establish three points. *First*, Seaboard Air Line Railroad (and its affiliated railroads) were granted only an easement to build and operate a railway line across a strip of the plaintiffs' land. *Second*, the right-of-way easement for a railway line terminated when the strip of land was no longer used for operation of a railroad, and but for the federal government invoking the Trails Act, the present-day owners would have enjoyed unencumbered title to the fee estate in their land. *Third*, the Board's order encumbering the plaintiffs' land with a new and different easement for public recreation and so-called "rail-banking" is a *per se* taking of these owners' private property for which the federal government has a *categorical* constitutional obligation to pay these owners "just compensation."

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[1] Codified at 16 U.S.C. §1247(d).

[2] See Exhibit 4 to Plaintiffs' Fourth Amended Compl., ECF No. 34-1. For the Court's convenience and for clarity of organization of the record, the exhibits attached to and filed with Plaintiffs' Fourth Amended Complaint are attached hereto as **Exhibit 2**.

[3] 28 U.S.C. §1491(a).

BACKGROUND

A. The creation and extension of the Legacy Trail.

In the early 1900s, landowners granted the Seaboard Air Line Railway and its affiliated railroad companies a right-of-way across a thirteen-mile-long strip of land between Sarasota and Venice, Florida.[4] The Seaboard Air Line Railway and its affiliated railroads were given, or took by condemnation, an interest in this strip of land in the early 1900s for the purpose of operating a railway line between Sarasota and Venice.[5] By the 1980s a railway line between Sarasota and Venice was no longer needed. Seaboard's successor-railroads (CSX and Seminole Gulf Railway) petitioned the Surface Transportation Board (the Board) to abandon the railway line.[6] Sarasota County wanted to use the otherwise-abandoned railway corridor for a public recreational trail.

On April 2, 2004, pursuant to section 8(d) of the National Trails System Act, 16 U.S.C. 1247(d), the Board issued a NITU invoking the Trails Act and establishing a new easement for public recreation and so-called railbanking across the land. The Board issued two subsequent orders, on December 5, 2017, and on May 14, 2019, extending the rail-trail corridor further north. This litigation concerns the land taken by the Board's third order issued May 14, 2019.[7]

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[4] See Statement of Uncontroverted Material Facts (Statement of Facts) ¶¶1-2. A fuller description of the history of Sarasota and the creation of the railway line is provided in *Barron v. United States*, No. 21-2181, ECF No. 31-2, pp. 5-13.

[5] "Air Line" has nothing to do with airplanes. "Air Line" refers to a railway line constructed across land in a way that a train could operate on the shortest, most direct route.

[6] See Exhibit 2 to Plaintiffs' Fourth Amended Complaint, ECF No. 34-1 (Abandonment Petition, (STB Docket No. AB-400 (Sub-No. 7X)) March 8, 2019) (Seminole Gulf affirmed that "No local or overhead traffic has moved over the Subject Line since prior to 2007, a period of more than ten years."). For the Court's convenience and for clarity of organization of the record, the exhibits attached to and filed with Plaintiffs' Fourth Amended Complaint are attached hereto as **Exhibit 2**. See also Statement of Uncontroverted Material Facts ¶¶8-10.

[7] See Exhibit 4 (NITU) to Plfs' Fourth Amended Compl., ECF No. 34-1; Statement of Facts ¶9.

The landowners whose property the government took for the creation of the public recreational trail sued the government seeking compensation because, but for the federal government invoking the Trails Act, these owners would have held unencumbered title to their land. See *Preseault v. Interstate Commerce Comm'n*, 494 U.S. 1, 8 (1990) (*Preseault I*) (The Trails Act "gives rise to a takings question in the typical rails-to-trails case because many railroads do not own their rights-of-way outright but rather hold them under easements or similar property interests."); *Brandt Rev. Trust v. United States*, 572 U.S. 93, 105 (2014) ("if the beneficiary of the easement abandons it, the easement disappears, and the landowner resumes his full and unencumbered interest in the land"). The imposition of a federal rail-trail corridor easement across these owners' land is a taking of private property without compensation in violation of the Fifth Amendment. See *Preseault v. United States*, 100 F.3d 1525, 1552 (Fed. Cir. 1996) (*en banc*) (*Preseault II*) ("When state-defined property rights are destroyed by the Federal Government's preemptive power...the owner of those rights is due just compensation."). See also *Behrens v. United States*, 59 F.4th 1339, 1344-45 (Fed. Cir. 2023) ("[I]t is settled law that a Fifth Amendment taking occurs in Rails-to-Trails cases when government action destroys state-defined property rights by converting a railway easement to a recreational trail, if trail use is outside the scope of the original railway easement.") (quoting *Ladd v. United States*, 630 F.3d 1015, 1019 (Fed. Cir. 2010) (*Ladd I*), and citing *Ellamae Phillips Co. v. United States*, 564 F.3d 1367, 1373 (Fed. Cir. 2009)).

B. The legacy of the Legacy Trail litigation.

The federal government's creation of the Legacy Trail corridor spawned a generation of litigation. Because the federal government took private property without paying the owners, the owners had to sue the United States to vindicate their constitutional right to be justly compensated. The owners whose land was taken for the southern segment sued for compensation in 2007. See

Rogers v. United States, 90 Fed. Cl. 418, 418 (2009) (*Rogers I*).[8] Judge Williams determined the compensation the government owed the owners of the land taken for the southern segment of the Legacy Trail corridor in two separate week-long trials in *McCann Holdings v. United States*, 111 Fed. Cl. 608 (2013), and *Childers v. United States*, 116 Fed. Cl. 486 (2013). The compensation due the owners of the land taken in December 2017 for the middle segment of the Legacy Trail is the subject of *Cheshire Hunt v. United States*, No. 18-111.[9] The Board issued its third NITU extending the rail-trail corridor across these owners' land, on May 14, 2019.[10]

ARGUMENT

I. The federal government violated the Fifth Amendment by taking these landowners' private property without paying the owners "just compensation."

A. The Trails Act is a *per se* taking for which the federal government is "categorically" obligated to pay the landowner.

Congress wanted to preserve otherwise-abandoned railroad corridors to be repurposed for public recreation. Congress initially sought to accomplish this objective by delaying the railroad's

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[8] *Rogers* was subsequently bifurcated into separate cases based upon how the railroad originally acquired an interest in the strip of land used for the right-of-way. See *Bird Bay Executive Golf Course, Inc. v. United States*, No. 07-426, *Bay Plaza v. United States*, No. 08-198, *Breda v. United States*, No. 10-187, *Murphy v. United States*, No. 10-200, *Childers v. United States*, No. 08-1981, and *McCann Holdings, Ltd. v. United States*, No. 07-4261.

[9] Hugh Culverhouse, Jr., and his wife, Eliza, are prominent philanthropists. Palmer Ranch Holdings and other entities owned by Mr. Culverhouse were plaintiffs in *Cheshire Hunt*. The Culverhouse family donated an 82.2-acre tract of the Palmer Ranch land to Sarasota County for a conservation easement for a park and a community garden. See *Palmer Ranch Holdings v. CIR*, 812 F.3d 982 (11th Cir. 2016), 107 T.C.M. 1408 (T.C. Memo. 2014). The property the Culverhouse family donated was worth $25.2 million for which the Culverhouse family took a charitable tax deduction. *Id.* The IRS challenged the value of the donation, and the IRS lost. The Eleventh Circuit affirmed that the full value of the property the Culverhouse family donated.

[10] This northern segment of the Legacy Trail involves the property in this litigation as well as *Barron v. United States*, No. 21-2181, and *Easey v. United States*, No. 19-716. The northern segment also gave rise to the federal Quiet Title Act lawsuit in U.S. District Court against Sarasota County and the United States. See *Grames v. Sarasota County*, 2022 WL 218486, at *1 (M.D. Fla. Jan. 25, 2022). Following this Court's January 2022 decision in *Cheshire Hunt*, 158 Fed. Cl. 101, 110 (2022), the plaintiffs in *Grames* dismissed their quiet title action.

authority to abandon railroad service across unprofitable railway corridors for six-months to allow a non-railroad (such as a local government or a private conservation organization) to acquire the otherwise-abandoned right-of-way for public recreation. See *National Wildlife Federation v. Interstate Commerce Comm'n*, 850 F.2d 694, 697 (DC Cir. 1988). This scheme didn't work because, under state-law, the railroad had nothing to sell or transfer. The owner of the fee estate regained unencumbered title to the land when the railroad stopped operating and the original right-of-way easement terminated. See *Brandt*, 572 U.S. at 105; *Preseault I*, 494 U.S. at 8. Landowners' state-law "reversionary" interest in the land was a "problem," since "many railroads do not own their rights-of-way outright but rather hold them under easements [and]...the property reverts to the abutting landowner upon abandonment of rail operations."[11]

So, in 1983, Congress amended the Trails Act adding section 8(d), providing "interim [public recreational trail] use [or railbanking] shall not be treated, for purposes of any law or rule of law, as an abandonment of the use of such rights-of-way for railroad purposes." 16 U.S.C. §1247(d). Congress adopted section 8(d) for the express purpose of preempting state law and "destroying" and "effectively eliminating" landowners' state-law reversionary property interests and thereby allowing the Board to impose a new easement for railbanking and public recreation.[12] Once the Board invokes section 8(d) of the Trails Act,

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[11] *Preseault I*, 494 U.S. at 7-8. "Reversionary" is a shorthand term for the fee owner's interest in the land unencumbered by an easement. "Instead of calling the property owner's retained interest a fee simple burdened by the easement, this alternative labels the property owner's retained interest...a 'reversion' in fee." *Preseault II*, 100 F.3d at 1533.

[12] "It is settled law that a Fifth Amendment taking occurs in Rails-to-Trails cases when government action *destroys* state-defined property rights by converting a railway easement to a recreational trail, if trail use is outside the scope of the original railway easement." *Ladd I*, 630 F.3d at 1019 (emphasis added). See also *Caldwell v. United States*, 391 F.3d 1226, 1228 (Fed. Cir. 2004) ("a Fifth Amendment taking occurs when, pursuant to the Trails Act, state law reversionary interests are *effectively eliminated* in connection with a conversion of a railroad right-of-way to trail use") (citing *Preseault II*, 100 F.3d at 1543) (emphasis added).

> [t]he [Board] retains jurisdiction over [the land once used for] a rail line throughout the CITU/NITU negotiating period, any period of rail banking/interim trail use, and any period during which rail service is restored. It is only upon a railroad's lawful consummation of abandonment authority that the Board's jurisdiction ends. At that point, the right-of-way may revert to reversionary landowner interest, if any, pursuant to state law.
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> *National Trails System Act and Railroad Rights-of-Way*, 2012 WL 1498609, *5 (STB April 25, 2012).

The Board's invocation of section 8(d) "pre-empt[s] the operation and effect of certain state laws that 'conflict with or interfere with federal authority over the same activity.'" *Preseault I*, 494 U.S. at 21 (O'Connor, Scalia, and Kennedy, JJ., concurring). State courts "cannot enforce or give effect to asserted reversionary interests...." *Id*. at 22. The federal government's jurisdiction over the strip of land is "exclusive and plenary." *Chicago & N.W. Transp. v. Kalo Brick & Tile Co*., 450 U.S. 311, 321 (1981).

The Board's invocation of the Trails Act allows the railroad to sell or give the right-of-way to a non-railroad "trail-sponsor" even though, under state law and the terms of the original railroad easement, the railroad had no property interest in the land and no ability to transfer any interest in the right-of-way to a non-railroad. See *East Alabama Ry. v. Doe*, 114 U.S. 340, 350-51 (1885) ("the grant to the 'assigns' of the [railroad] corporation cannot be construed as extending to any assigns except one who should be the assignee of its franchise to establish and run a railroad").[13]

A grant from a landowner to a railroad describing a strip of land used for a railway line is an *easement*, not a conveyance of title to the *fee simple estate* in the strip of land across which the railway line is built. As the Supreme Court explained, this easement (which is a servitude, not

[13] See also *Monroe County Comm'n v. Nettles*, 288 So.3d 452, 459 (Ala. 2019) ("the quitclaim deed [from the railroad] conveyed nothing to the [trail-sponsor] because the railroad, at the time of conveyance, had nothing to transfer"). See also Mark F. (Thor) Hearne, II, *The Trails Act: Railroading Property Owners and Taxpayers for More Than a Quarter Century*, 45 REAL PROPERTY, TRUST & ESTATE L.J. 115, 131-32 (Spring 2010), attached as **Exhibit 3**.

ownership of the fee estate) terminates when the railroad no longer uses the strip of land for the operation of a railway. See *Brandt*, 572 U.S. at 105.[14] Thus, when the federal government invokes the Trails Act by issuing an order encumbering an owner's land with a new easement for a public recreational rail-trail corridor without paying "just compensation," the federal government has taken private property in violation of the Fifth Amendment. See *Preseault I*, 494 U.S. at 8.

In *Preseault I*, Justice O'Conner wrote a concurring opinion to emphasize that "[a]lthough the [Board]'s actions may pre-empt the operation and effect of certain state laws, those actions do not displace state law as the traditional source of the real property interests." 494 U.S. at 22-23 (O'Connor, Scalia, and Kennedy, JJ., concurring). The Board's actions delaying the landowner's reversionary interest, Justice O'Connor continued, "burdens and defeats the property interest rather than suspends or defers the vesting of those property rights." *Id.* "Any other conclusion," she concluded, "would convert the [Board]'s power to pre-empt conflicting state regulation of interstate commerce into the power to pre-empt the rights guaranteed by state property law, a result incompatible with the Fifth Amendment." *Id.*[15]

The government may not redefine established property interests without paying the property owner. Chief Justice Rehnquist explained in *Leo Sheep v. United States*, 440 U.S. 668, 687-88 (1979), and Chief Justice Roberts explained in *Brandt*, 572 U.S. at 105, that interests in

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[14] "Unlike most possessory estates, easements...may be unilaterally terminated by abandonment, leaving the servient owner with a possessory estate unencumbered by the servitude. In other words, if the beneficiary of the easement abandons it, the easement disappears, and the landowner resumes his full and unencumbered interest in the land." Brandt, 572 U.S. at 105 (internal quotation and citation omitted; quoting RESTATEMENT (THIRD) OF PROPERTY: SERVITUDES §1.2, Comment d, §7.4, Comments a, f).

[15] Citations omitted; citing and quoting, among other authorities, *Ruckelshaus v. Monsanto Co.*, 467 U.S. 986, 1003-04, 1010-12 (1984) ("If Congress can 'pre-empt' state property law in the manner advocated by EPA, then the Taking Clause has lost all vitality. [A] sovereign, 'by *ipse dixit*, may not transform private property into public property without compensation.... This is the very kind of thing that the Taking Clause of the Fifth Amendment was meant to prevent.'").

land are defined and their dimensions established at the time the property interest was established. This summer the Court reaffirmed the principle that individuals' rights in their property are defined by state law and by "'traditional property law principles,' plus historical practice and this Court's precedents." *Tyler v. Hennepin County*, 143 S.Ct. 1369, 1375 (2023).[16] In other words, the federal government and federal agencies, such as the Board, do not define (and cannot redefine) or determine the nature or dimensions of private property. And when the government acts to redefine established property interests without paying "just compensation," the government has violated the Fifth Amendment.

The Supreme Court has emphasized that there is a "special need for certainty and predictability where land titles are concerned, and we are unwilling to upset settled expectations to accommodate some ill-defined power to construct public thoroughfares without compensation." *Leo Sheep*, 440 U.S. at 687-88. The Court reaffirmed this principle in *Brandt*, stating, "[w]e decline to endorse [the government's] stark change in position, especially given 'the special need for certainty and predictability where land titles are concerned.'" 572 U.S. at 110 (quoting *Leo Sheep*, 440 U.S. at 687). As Bryan Garner and his contributing authors (including then-circuit judges Neil Gorsuch and Brett Kavanaugh) explained, the Rule of Property Doctrine dictates that adherence to precedent and respect for the principle of *stare decisis* is of particular importance in cases that involve established interests in real property:

> The "rule-of-property doctrine"…holds that *stare decisis* applies with 'peculiar force and strictness' to decisions governing real property…. Stability in rules governing property interests is particularly important because those rules create unusually strong reliance interests…. As the Supreme Court explained in a mid-

[16] In *Tyler*, the Supreme Court also reaffirmed its prior holdings in *Stop the Beach Renourishment, Inc. v. Florida Department of Environmental Protection*, 560 U.S. 702, 707 (2010), *Webb's Fabulous Pharmacies, Inc. v. Beckwith*, 449 U.S. 155, 164 (1980), and other decisions holding that a court's redefinition of the rules defining property interests would be a taking of private property the Takings Clause forbids without the government paying the owner just compensation. See also *Brandt*, 572 U.S. at 105 (quoting *Leo Sheep*, 440 U.S. at 687-88).

> 19th-century case: 'Where questions arise which affect titles to land it is of great importance to the public that when they are once decided they should no longer be considered open. Such decisions become rules of property, and many titles may be injuriously affected by their change.'"
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> Bryan Garner, *et al.*, THE LAW OF JUDICIAL PRECEDENT (2016), pp. 421-22.[17]

In *Preseault II*, the Federal Circuit held the Trails Act imposes "a new easement for the new use, constituting a physical taking of the right of exclusive possession that belonged to the [landowners]." 100 F.3d at 1550. In *Toews v. United States*, the Federal Circuit observed, "it appears beyond cavil that use of these easements for a recreational trail – for walking, hiking, biking, picnicking, frisbee playing, with newly-added tarmac pavement, park benches, occasional billboards, and fences to enclose the trailway – is not the same use made by a railroad, involving tracks, depots, and the running of trains." 376 F.3d 1371, 1376 (Fed. Cir. 2004).[18] Most recently, in *Behrens*, the Federal Circuit explained, "a taking effectuated by the NITU occurs at the time that, had there been no NITU, the easement would have terminated under state law." 59 F.4th at 1343 (citing *Preseault II*, 100 F.3d at 1550, and *Caquelin v. United States*, 959 F.3d 1360, 1363, 1370-73 (Fed. Cir. 2020)). *Behrens* held, "[i]t is now well-settled that the issuance of a NITU under the Trails Act may result in a taking of property owned by the original grantor of the easement." 49 F.4th at 1342 (citing *Preseault I*, 494 U.S. at 8).

The Board's invocation of the Trails Act is a "direct appropriation of [the owner's reversionary] property, or the functional equivalent of a practical ouster of the owner's possession." *Lucas v. South Carolina Coastal Comm'n*, 505 U.S. 1003, 1014 (1992). The Supreme Court has further explained, "the right to exclude is universally held to be a fundamental

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[17] Quoting *Minnesota Mining Co. v. National Mining Co.*, 70 U.S. 332, 334 (1865).

[18] See also *Trevarton v. South Dakota*, 817 F.3d 1081, 1087 (8th Cir. 2016) ("Though the conveyance here took the form of a quit claim deed from [the railroad] to Defendants, as a matter of federal law it granted 'a new easement for the new use.'") (quoting *Preseault II*, 100 F.3d at 1550).

element of the property right and is one of the most essential sticks in the bundle of rights that are commonly characterized as property." *Cedar Point Nursery v. Hassid*, 141 S.Ct. 2063, 2072-73 (2021).[19] When the government "depriv[es] the owner of the right to possess, use and dispose of the property," and denies the owner's right to exclude others from his or her property, the government has a "categorical" duty to compensate the owner. *Horne v. Department of Agriculture*, 576 U.S. 350, 358 (2015). See also *Knick v. Township of Scott*, 139 S.Ct. 2162, 2172 (2019) ("because a taking without compensation violates the self-executing Fifth Amendment *at the time of the taking*, the property owner can bring a federal suit at that time") (emphasis added). The government's obligation to compensate the owner for taking the owner's property is a foundational tenant going back to Magna Carta and later expounded upon by Blackstone.[20]

B. The government's obligation to compensate these owners arose immediately upon the Board issuing its May 2019 order invoking the Trails Act.

The federal government's liability in Trails Act cases turns upon three points set forth in *Preseault II*, 100 F.3d at 1533, and summarized in *Ellamae Phillips*, 564 F.3d at 1373, where the Federal Circuit explained that "the determinative issues for takings liability are

> (1) who owns the strip of land involved, specifically, whether the railroad acquired only an easement or obtained a fee simple estate;
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> (2) if the railroad acquired only an easement, were the terms of the easement limited to use for railroad purposes, or did they include future use as a public recreational trail (scope of the easement); and

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[19] See also *Loretto v. Teleprompter Manhattan CATV Corp*., 458 U.S. 419, 433 (1982), *United States v. Causby*, 328 U.S. 256, 267 (1946), and *Kaiser Aetna v. United States*, 444 U.S. 164, 179-80 (1979) ("[W]e hold that the 'right to exclude,' so universally held to be a fundamental element of the property right, falls within this category of interests that the Government cannot take without compensation.").

[20] See *Horne*, 576 U.S. at 358 ("The principle reflected in the [Takings] Clause goes back at least 800 years to Magna Carta...."). See also *Cedar Point Nursery*, 141 S.Ct. at 2072 ("According to Blackstone, the very idea of property entails 'that sole and despotic dominion which one man claims and exercises over the external things of the world, in total exclusion of the right of any other individual in the universe.'") (quoting William Blackstone, COMMENTARIES ON THE LAWS OF ENGLAND (1766), v. 2, p. 2).

> (3) even if the grant of the railroad's easement was broad enough to encompass a recreational trail, had this easement terminated prior to the alleged taking so that the property owner at the time held a fee simple unencumbered by the easement (abandonment of the easement).[21]

The Federal Circuit announced a "bright-line rule" that a Trails Act taking occurs, and an owner's claim for compensation accrues, when the Board first invokes the Trails Act. *Caldwell*, 391 F.3d at 1229 ("A Fifth Amendment taking occurs if the original easement granted to the railroad under state property law is not broad enough to encompass a recreational trail.").[22] The government took these owners' private property in May 2019, almost a half-decade ago. The government has still not honored its constitutional obligation to pay these owners that just compensation our Constitution requires the government to pay them.

When the government takes private property without paying the owner, the government has violated the owner's Fifth Amendment right to private property. See *Knick*, 139 S.Ct. at 2170

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[21] Paragraph breaks added. The third point in this analysis ("*if the* grant of the railroad's easement was broad enough to encompass a recreational trail") arises *only* when the original easement granted the railroad included a right for the railroad to sell the right-of-way to a non-railroad to use the strip of land for public recreation. For example, the Federal Circuit, in *Behrens*, 59 F.4th at 1348, held that a taking occurred under the first two points when "easements granted to the railroad were not broad enough to encompass interim trail use or railbanking, and thus Fifth Amendment takings have occurred."

[22] See also *Barclay v. United States*, 443 F.3d 1368, 1378 (Fed. Cir. 2006) ("the issuance of the original NITU triggers the accrual of the cause of action" for a taking); *Ladd I*, 630 F.3d at 1023-24, *reh'g and reh'g en banc denied*, 646 F.3d at 910 ("[I]t is settled law. A taking occurs when state law reversionary property interests are blocked. …The issuance of the NITU is the *only* event that must occur to entitle the plaintiff to institute an action.") (emphasis added; internal quotations omitted); *Ladd v. United States*, 713 F.3d 648, 652 (Fed. Cir. 2013) (*Ladd II*) ("In the context of Trails Act cases, the cause of action accrues when the government issues the first NITU that concerns the landowner's property."). The Federal Circuit affirmed this settled rule of law most recently in *Behrens*, 59 F.4th at 1345, and *Memmer v. United States*, 50 F.4th 136, 145 (Fed. Cir. 2022). In 2009, then-Solicitor General Elena Kagan wrote for the United States, "When the NITU is issued, all the events have occurred that entitle the claimant to institute an action based on federal-law interference with reversionary interests, and any takings claim premised on such interference therefore accrues on that date." Brief for the United States in *Illig v. United States*, 2009 WL 1526939, *12-13 (S.Ct. No. 08-852, May 29, 2009).

("a property owner has a claim for a violation of the Takings Clause as soon as a government takes his property for public use without paying for it"). The government's violation of the Fifth Amendment is an ongoing violation of the owner's constitutional right that is not remedied until the government pays the owner. See *Cedar Point Nursery*, 141 S.Ct. at 2170-72; James W. Ely, Jr., THE GUARDIAN OF EVERY OTHER RIGHT: A CONSTITUTIONAL HISTORY OF PROPERTY RIGHTS (3rd ed. 2008), p. 55 ("The takings clause established an additional safeguard for property owners. This provision significantly limits the power of eminent domain under which government can seize private property for a public purpose").[23]

While the government need not pay the owner *on the day* the government takes an owner's property, the government must pay the owner *promptly*. In *Joslin Mfg. Co. v. City of Providence*, the Supreme Court held "the taking of property for public use...need not be accompanied or preceded by payment, but that the requirement of just compensation is satisfied when the public faith and credit are pledged to a *reasonably prompt* ascertainment and payment, and there is adequate provision for enforcing the pledge." 262 U.S. 668, 677 (1923) (emphasis added). As inscribed in this courthouse's lobby, President Lincoln declared, "It is as much the duty of government to render *prompt* justice against itself, in favor of citizens, as it is to administer the same, between private individuals."[24] But, rather than promptly paying these owners, the government forced them to retain counsel, sue the government, and incur the very substantial cost of this litigation necessary to vindicate their constitutional right to be justly compensated.

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[23] The Supreme Court has relied upon Professor Ely's scholarship in *Brandt*, 572 U.S. at 96, *United States Forest Serv. v. Cowpasture River Preservation Ass'n*, 140 S.Ct. 1837, 1844 (2020), and *Sveen v. Melin*, 138 S.Ct. 1815, 1828 (2018) (Gorsuch, J., dissenting). In addition to the U.S. Supreme Court, twenty-one federal courts have relied upon Professor Ely's scholarship, including the United States Courts of Appeals for the Second, Fourth, Sixth, Ninth, Tenth, Eleventh, and Federal Circuits. See, *e.g.*, *Preseault II*, 100 F.3d at 1542.

[24] Emphasis added.

Justice Thomas concurred in *Knick* to emphasize that the government's "sue me" approach to the Takings Clause is untenable." 139 S.Ct. at 2180. Justice Thomas continued,

> The Fifth Amendment does not merely provide a damages remedy to a property owner willing to "shoulder the burden of securing compensation" after the government takes property without paying for it. Instead, it makes just compensation a "prerequisite" to the government's authority to "tak[e] property for public use." A "purported exercise of the eminent-domain power" is therefore "invalid" unless the government "pays just compensation before or at the time of its taking."[25]

In summary, the federal government violated the Constitution by taking private property from the owners of over two hundred properties in Sarasota, Florida, without paying these owners "just compensation." This Court's task, as President Lincoln said when he proposed the creation of this Court, is to "render prompt justice against [the government], in favor of its citizens...."[26] The justice these citizens and landowners are due is to be paid full and fair compensation for that property the government took from them.

II. These plaintiffs own the property the federal government took from them.

A. *Preseault II* provides the paradigm by which this Court should analyze a railroad's interest in strips of land used for railway lines.

This litigation recalls Yogi Berra's famous observation, "this is *déjà vu* all over again." In *Preseault II*, the Federal Circuit answered *precisely* the same question this Court is now presented. To wit: Did the owners whose property was condemned for a railroad right-of-way in the early 1900s, and the owners who signed documents granting the railroad a right-of-way across their land in the 1900s, give the railroad title to the *fee estate* in a strip of land upon which the railroad built and operated a railway line, or did the landowner grant the railroad an *easement* to operate a

[25] 139 S.Ct. at 2180 (quoting dissent from the Court's denial of certiorari in *Arrigoni Enterprises v. Durham*, 136 S.Ct. 1409, 1409 (2016)).

[26] First Annual Message to Congress, Cong. Globe, 37th Cong., 2d Sess., app. 2 (1862).

railway line across the strip of land?[27] *Preseault II* directs this Court how to determine whether the 1926 Condemnation Decree and the other nine documents granted the railroad *an easement* for a railroad right-of-way across the owners' land, or instead, conveyed title to the *fee estate* in the strip of land upon which the railroad operated a railway line. When *Preseault II* is followed, it is clear that the railroad was only granted an easement.

Preseault II involved three tracts of land, including the "old Barker Estate" tract, over which the railroad had gained its right-of-way by condemnation. 100 F.3d at 1531. The Claims Court had determined that "[t]he portion of the right-of-way consisting of the parcel of land condemned from the Barker Estate and taken by commissioner's award is indisputably an easement under the law of the State of Vermont." *Id.* at 1535. Following an "independent examination" of the Claim Court's finding that the Barker-tract right-of-way was an easement, the Federal Circuit concluded, "there is little real dispute about this. That was the rule in the early Vermont cases, and continues to be the rule today." *Id.* (citing *Dessureau v. Maurice Memorials, Inc.*, 318 A.2d 652, 653 (Vt. 1974), and *Troy & Boston Railroad v. Potter*, 42 Vt. 265, 274 (1869)). Quoting the Vermont Supreme Court in *Dessureau*, 318 A.2d at 653, the Federal Circuit acknowledged and affirmed that a taking by a railroad "pursuant to statutory authority, gave the railroad only an easement, not a fee, and upon abandonment, the property reverts to the former owner." *Id.* at 1535. The Federal Circuit further explained that the "Vermont cases are consistent in holding that, practically without regard to the documentation and manner of acquisition, when a railroad for its purposes acquires an estate in land for laying track and operating railroad

[27] Judge Plager authored the Federal Circuit's *en banc* decision in *Preseault II.* Judge Plager's authorship of *Preseault II* is noteworthy because Judge Plager is distinguished for his expertise in property law. Before taking the bench, Judge Plager graduated from University of Florida Law School and was a professor of property and environmental law at the universities of Florida, Wisconsin, and Illinois before becoming dean of Indiana University Law School. See www.repository.law.indiana.edu./plager.

equipment thereon, the estate acquired is no more than that needed for the purpose," which "typically means an easement, not a fee simple estate. *Id.*

Preseault II's holding that the railroad acquired only an easement across the Barker land, and not title to the fee estate, applies equally to the 1926 Condemnation Decree at issue in this litigation. See, *infra*, pp. 56-59. This principle (that a railroad exercising eminent domain power to acquire a right-of-way obtains only an easement or a servitude) is a principle common to Florida and every other state we have surveyed.

The Federal Circuit then turned to the railroad's interest in the parcel that was conveyed to the railroad by the Manwell deed. This deed, the Federal Circuit explained, first appeared to be an unrestricted warranty deed by which Fredrick and Mary Manwell conveyed the railroad fee simple title to a strip of land. See *Preseault II*, 100 F.3d at 1535. The Federal Circuit noted that the Manwell deed contained "the usual habendum clause found in a warranty deed, and purports to convey the described strip of land to the grantee railroad '[t]o have and to hold the above granted and bargained premises...unto it the said grantee, its successors and assigns forever, to its and their own proper use, benefit and behoof forever'[, and] further warrants that the grantors have 'a good, indefeasible estate, *in fee simple*, and have good right to bargain and sell the same in manner and form as above written....'" *Id.* (emphasis added).

The Federal Circuit continued, "In short, the deed appears to be the standard form used to convey a *fee simple* title from a grantor to a grantee. *But did it?*" *Preseault II*, 100 F.3d at 1535-36 (emphasis added). The Federal Circuit noted that "the deed was given following survey and location of the right-of-way." *Id.* at 1536. The Federal Circuit held that, "despite the apparent terms of the deed indicating a transfer in fee, the legal effect was to convey only an easement." *Id.* After citing *Hill v. Western Vermont Railroad*, 32 Vt. 68, 73 (1859), and *Troy*, 42 Vt. at 274, the Federal Circuit held,

> Thus it is that a railroad that proceeds to acquire a right-of-way for its road acquires only that estate, typically an easement, necessary for its limited purposes, and that the act of survey and location is the operative determinant, and not the particular form of transfer, if any. Here, the evidence is that the Railroad had obtained a survey and location of its right-of-way, after which the Manwell deed was executed confirming and memorializing the Railroad's action.
>
> On balance it would seem that, consistent with the view expressed in *Hill*, the proceeding retained its *eminent domain flavor, and the railroad acquired only that which it needed, an easement for its roadway*. Nothing the Government points to or that we can find in the later cases would seem to undermine that view of the case....

Preseault II, at 100 F.3d at 1537 (paragraph break and emphasis added).

In *Barron v. United States* the government argues this Court should overlook the Federal Circuit's *en banc* analysis in *Preseault II* because the Preseaults' property was in Vermont, while these owners' property is in Florida. But, not so fast. To cabin *Preseault II* in this manner, the government must first demonstrate that the relevant principles of property law in Vermont and Florida were different in the early 1900s when the railroad right-of-way easements in this case and in *Preseault II* were established. This the government cannot do.

The relevant law in both Vermont and Florida (and for that matter in every other state) was *identical* in the early 1900s. In fact, the leading decisions of the Vermont Supreme Court upon which the Federal Circuit relied in *Preseault II* – *Hill* and *Troy* – were cited by this Court and the courts of Vermont, Missouri, Kansas, Georgia, Texas, North Carolina, New York, Ohio, Colorado, Illinois, Iowa, and New Hampshire as authority for the proposition that railroads obtain only an easement in strips of land used for a railway line.[28] Not only that, Vermont Supreme Court Chief

[28] See, *e.g.*, *Jackson v. United States*, 135 Fed. Cl. 436, 457 (2017) ("Here, as in *Preseault II*, the governing state statute strongly supports an interpretation that the [railroad] form conveyances granted the railroad an easement, not a fee simple.") (applying Georgia law) (citing and quoting *Preseault II*, 100 F.3d at 1534-35, 1537, and *Hill*, 32 Vt. at 76); *Carpenter v. United States*, 147 Fed. Cl. 643, 653 (2020) (applying Vermont law) ("The [Vermont Supreme C]ourt [in *Hill*] found the [railroad] only had the power to exercise its eminent domain power to acquire easements.") (citing *Hill*, 32 Vt. at 74); *Page v. Heineberg*, 40 Vt. 81, 83 (1868) ("A deed of the fee of land for railway purposes, has been held to convey no attachable interest.") (citing *Hill*, 32 Vt. at 68, and

Justice Redfield, who authored the *Hill* decision, also authored the nation's leading treatise on railroad law. See Isaac F. Redfield, THE LAW OF RAILWAYS (3rd ed. 1867). Florida courts have cited Vermont Chief Justice Redfield's work as a leading authority on railroad law in the late 1800s and early 1900s. See, *e.g.*, *Martin v. Pensacola & G.R. Co.*, 8 Fla. 370, 382 (1859); *Pensacola & A.R. Co. v. Jackson*, 21 Fla. 146, 151 (1884) ("Redfield, C.J., an authority upon railroad law...."); *Holland v. State*, 15 Fla. 455, 543 (1876) ("Mr. Redfield, in his valuable work, 'The Law of Railways,' published in 1867...") (Bryson, J., concurring).

Redfield, LAW OF RAILWAYS, v.1, p. 248); *West Texas Utilities Co. v. Lee*, 26 S.W.2d 457, 459 (Tex. Ct. App. 1930) ("a deed should be so interpreted as to give effect to the intention of the parties, and where the conveyance is made for a particular use it must of necessity carry the implication of such limitation upon the estate conveyed") (citing *Hill*, 32 Vt. at 74); *Abercrombie v. Simmons*, 81 P. 208, 210 (Kan. 1905) ("parties may by their contract create an estate less than a fee, or a right less in extent than that which the law authorizes the grantee to acquire") (citing *Hill*, 32 Vt. at 74); *Beasley v. Aberdeen & Rockfish R. Co.*, 59 S.E. 60, 62 (N.C. 1907) ("We have construed such grants of easements to railroads as conveying no more than may be reasonably within the contemplation of the parties.") (citing and quoting *Hill*, 32 Vt. at 68); *Bradley v. Crane*, 94 N.E. 359, 363 (NY Ct. App. 1911) ("No reason or purpose demanded or permitted that the city should take an estate greater than the opening and extending of the road compelled and superfluous thereto, which did not likewise demand that it take an excessive quantity of land. In fact, excess of both land and interest or estate was by the conveyance forbidden it.") (citing *Hill*, 32 Vt. at 68); *Malone v. City of Toledo*, 28 Ohio St. 643, 651 (1876) ("under no circumstances, would the state take a fee simple absolute under this statute, but that at the best it would be a fee simple conditional or a fee simple determinable on condition") (citing *Hill*, 32 Vt. at 73); *Kansas City S. Ry. Co. v. Sandlin*, 158 S.W. 857, 858 (Mo. Ct. App. 1913) ("all such conveyances must be construed as passing an easement only to the grantee") (citing *Hill*, 32 Vt. at 74, and cases in West Virginia, Kansas, Michigan, Indiana, Iowa, North Carolina, and Ohio holding the same); *Atlanta, B&A Ry. Co. v. Coffee County*, 110 S.E. 214, 216 (Ga. 1921) (grantor "did not intend to vest in that company an absolute fee-simple title to the strip of land in controversy") (citing and quoting *Hill*, 32 Vt. at 74); *St. Onge v. Day*, 18 P. 278, 280 (Co. 1888) ("It should not be inferred from what has been said that the railway company has right to burden the property with any other or different use than that for which it was granted or acquired.") (citing *Troy & Boston RR*, 42 Vt. at 274); *Woodward Governor Co. v. City of Loves Park*, 82 N.E.2d 387, 390 (Ill. App. Ct. 1948) (citing and quoting *Troy & Boston RR*, 42 Vt. at 265); *Vermilya v. Chicago, M & St. P.RR. Co.*, 24 N.W. 234, 237 (Iowa 1885) (decisions of other states, including *Troy & Boston RR*, 42 Vt. at 265, "are in no manner in conflict with our views"); *Weeks v. Edmunds*, 51 N.H. 619, 620 (Sup. Ct. 1872) ("Redfield, in his treatise on railways, cites with approbation this language...as expressing the true title which railroads in this country derive by their compulsory power in taking lands.") (citing *Troy & Boston RR*, 42 Vt. at 265).

In addition to the common law, Florida statute directs that voluntary conveyances grant the railroad only an easement. See Fla. Stat. §2683 (1914); *Behrens*, 59 F.4th at 1348 ("we have held that under Vermont law the preservation of a tract of land for future rail use under the Trails Act does not transform interim trail use into a railroad purpose.") (citing *Preseault II*, 100 F.3d at 1550). See also, *infra*, pp. 39-41; *Castillo v. United States*, 952 F.3d 1311, 1320-21 (Fed. Cir. 2020).[29] Florida's Supreme Court expressly adopted the Missouri Supreme Court's definition of "voluntary conveyances." See *Rogers v. United States*, 184 So.3d 1087, 1094 (Fla. 2015) (*Rogers IV*) (citing *Clay v. Missouri State Hwy. Comm'n*, 239 S.W.2d 505, 508 (Mo. 1951), and *Brown v. Weare*, 152 S.W.2d 649, 653 (Mo. 1941)). The Florida and Missouri voluntary-conveyance statutes were a model law that many states adopted. See *Rogers IV*, 184 So.3d at 1094, 1096, n.5.

Simply put, there is no basis upon which this Court may conclude Vermont law and Florida law were different in any relevant respect in the early 1900s. The principles of Vermont property law in the early 1900s, upon which the Federal Circuit relied in *Preseault II*, are indistinguishable from Florida law in the early 1900s. So too with regard to Missouri law upon which the Federal Circuit reached its recent decision in *Behrens*, 59 F.4th at 1348. The 1926 Condemnation Decree and the text of the voluntary grants at issue here are essentially identical to those the Federal Circuit considered in *Preseault II* and *Behrens*. The principle upon which the Federal Circuit decided *Preseault II* and *Behrens* is neither "Vermont-specific," nor "Missouri-specific," but is a fundamental principle governing conveyances of strips of land to railroads in Florida.

[29] The Federal Circuit, in *Castillo*, applied the centerline presumption to railroad rights-of-way in Florida despite the lack of being "pointed to a decision under Florida law that specifically rules on a contested issue about whether railroad rights-of-way." 952 F.3d at 1320. The Federal Circuit applied the centerline presumption to railroad rights-of-way in Florida because there was an "absence of a contrary indication under Florida law" and "many other jurisdictions – very much the predominant number among those whose law has been cited to us – have applied the centerline presumption to railroad rights-of-way." *Id.* at 1321 (citing, *inter alia*, *Boyles v. Missouri Friends of the Wabash Trace Nature Trail, Inc.*, 981 S.W.2d 644, 650 (Mo. Ct. App. 1998)).

B. The railroad was granted only an easement, not title to the fee estate in the strip of land.

1. The grantor's intent governs the interpretation of the document.

The prime directive guiding the interpretation of instruments conveying an interest in real property is to achieve the intention of the grantor at the time the interest was created. The Supreme Court of Florida held, "it is well established that conveyances in land must be construed to give effect to the parties' intent, and that this Court has the 'right to look to the subject-matter embraced in the instrument, and to the intention of the parties and the conditions surrounding them... [T]he *intent, and not the words*, is the principal thing to be regarded.'" *McNair & Wade Land Co. v. Adams*, 45 So. 492, 493 (Fla. 1907) (emphasis added). Florida law directs a court to "consider the language of the entire instrument in order to discover *the intent of the grantor*, both as the character of estate and the property attempted to be conveyed, and to so construe the instrument as, if possible to effectuate such intent." *Rogers I*, 90 Fed. Cl. at 429 (citing *Reid v. Barry*, 112 So. 846, 852 (Fla. 1927), and *Thrasher v. Arida*, 858 So.2d 1173, 1175 (Fla. Ct. App. 2003)) (emphasis added). See also *Castillo*, 952 F.3d at 1322 ("a party may rebut the centerline presumption by 'present[ing] evidence of the *grantor's intent* not to convey to the centerline' of the railway") (emphasis added) (quoting *Bischoff v. Walker*, 107 So.3d 1165, 1171 (Fla. Ct. App. 2013).

This Court's task is to "ascertain[ ] the thought or meaning of the author of a legal document according to the rules of language and subject to the rules of law" when the document was created. Antonin Scalia & Bryan Garner, READING LAW: THE INTERPRETATION OF LEGAL TEXTS (2012), p. 53. Ascertaining the grantor's intention requires this Court to follow several canons of construction, including: (1) considering the text of the instrument *as a whole* giving the words used their ordinary meaning; (2) the law and customs (both statutory and common law) when the instrument was created; and (3) the context in which the instrument was drafted and the purpose for which the document was created.

2. A "right-of-way" is an easement.

The ordinary-meaning rule applies to the interpretation of those documents granting (or memorializing) the railway line between Sarasota and Venice. Scalia and Garner explain that "Justice Joseph Story's words are as true today as they were when written in the middle of the 19th Century and they are true not just of the constitution but of all other legal instruments," in that

> [E]very word employed in the constitution is to be expounded in its plain, obvious, and common sense, unless the context furnishes some ground to control, qualify, or enlarge it... They are instruments of a practical nature, founded on the common business of human life, adapted to common wants, designed for common use, and fitted for common understandings.[30]

A document describing a railroad's interest in land as a "right-of-way" is an *easement*. The ordinary meaning of *right-of-way* is "a legal right of passage over another person's ground[;] the area over which a right-of-way exists[;] the strip of land over which is built a public road[;] the land occupied by a railroad especially for its main line."[31] Professors Jon W. Bruce and James W. Ely, Jr., explain, in THE LAW OF EASEMENTS & LICENSES IN LAND (2021-22) §1:22, "[g]enerally, courts conclude that a conveyance of a "right-of-way" creates only an easement whether the grantee is an individual, a railroad, or another entity." The use of the term "right of way" generally suggests the creation of only an easement.[32] See also THOMPSON ON REAL PROPERTY (2nd ed.) §60.03(a)(7)(ii).

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[30] READING LAW, p. 69 (citing and quoting Joseph Story, COMMENTARIES ON THE CONSTITUTION OF THE UNITED STATES (1833), pp. 157-58).

[31] MERRIAM-WEBSTER DICTIONARY, available at: https://www.merriam-webster.com/dictionary/right-of-way. BLACK'S LAW DICTIONARY (11th ed.) (Bryan A. Garner, ed.), p. 1587, provides, "right-of-way. (18th c[entury]) 1. The right to pass through property owned by another. ... 2. The right to build and operate a railway line or a highway on land belonging to another, or the land so used. ... 4. The strip of land subject to a nonowner's right to pass through." Under "right-of-way deed," BLACK'S simply directs the reader to the definition of "*easement deed*." *Id.* (italics in original).

[32] The Federal Circuit relied upon Professors Bruce and Ely's treatise in *Preseault II*, 100 F.3d at 1542 ("In a leading treatise on the subject, the authors state the general rule to be "[w]hen precise

Florida law is in accord. See *Mills v. United States*, 147 Fed. Cl. 339, 347 (2020) ("a 'right-of-way' for railroad purposes should be construed according to its natural meaning, *i.e.* '[t]he right to pass through property owned by another.'") (quoting "Right-of-Way," in BLACK'S LAW DICTIONARY (11th ed. 2019)). In *Rogers I*, 90 Fed. Cl. at 429-30, this Court quoted *Trailer Ranch, Inc. v. City of Pompano Beach*, 500 So.2d 503, 506 (Fla. 1986), for the proposition that Florida courts construe the words "across, over, and under" in a deed as indicative of an easement, not a fee simple estate; and this Court quoted *Nerbonne, N.V. v. Florida Power Corp.*, for the principle that "[t]he conveyance of a right-of-way is generally held to create only an easement." 692 So.2d 928, 928 n.1 (Fla. Ct. App. 1997) (citing Bruce & Ely §1.06[1] (rev. ed. 1995)).

The U.S. Supreme Court likewise holds the words "right-of-way" mean an easement. See *Brandt*, 572 U.S. at 110 ("More than 70 years ago, the Government argued before this Court that a right of way granted under the [General Railroad Right-of-Way Act of 1875] was a simple easement. The Court was persuaded, and so ruled. Now the Government argues that such a right of way is tantamount to a limited fee with an implied reversionary interest. We decline to endorse such a stark change in position, especially given 'the special need for certainty and predictability where land titles are concerned.'") (quoting *Leo Sheep Co*. 440 U.S. at 687). More recently in *Cowpasture*, a case arising under the Trails Act, the Court held, "[t]he Trails Act refers to the granted interests as 'rights-of-way,' both when describing agreements with the Federal Government and with private and state property owners. When applied to a private or state property owner, 'right-of-way' would carry its ordinary meaning of a limited right to enjoy another's land." 140 S.Ct. at 1845. All of these authorities direct us to the unsurprising, but

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language is employed to create an easement, such terminology governs the extent of usage.") (quoting Bruce & Ely, THE LAW OF EASEMENTS & LICENSES IN LAND ¶8.02[1] (rev. ed. 1995)).

important, conclusion that documents describing the interest in property as a *right-of-way* mean an *easement*, not title to the fee estate.

3. A document is interpreted in light of the law and context when the document was drafted to accomplish the purpose for which the document was created.

A document conveying an interest in real property must be interpreted in its totality considering the *context* in which the document was created and the *purpose* for which the document was created with the objective of accomplishing the *intent of the grantor*. The RESTATEMENT directs that if an "ambiguity cannot be resolved by reading the instrument as a whole, courts must resort to the circumstances surrounding the transaction and public-policy preferences in constructing the instrument." RESTATEMENT (THIRD): SERVITUDES §2.2 (quoted, *infra*, pp. 29-30). Justice Scalia and Bryan Garner write, in READING LAW, pp. 167-68, that:

> Perhaps no interpretive fault is more common than the failure to follow the whole-text canon, which calls on the judicial interpreter to consider the entire text, in view of its structure and the physical and logical relation of its many parts…. *Context is a primary determinant of meaning*. A legal instrument typically contains may interrelated parts that make up for the whole. The entirety of the documents thus provides the context for each of its parts. When construing the United States Constitution in *McCulloch v. Maryland*, 17 U.S. 316 (1819), Chief Justice John Marshall rightly called for "a fair construction of the whole instrument"…. The Supreme Court of the United States has said that statutory construction is a "holistic endeavor," and the same is true of construing any document.
>
> Many of the other principles of interpretation are derived from the whole-text canon – for example, the rules that an interpretation that furthers the document's purpose should be favored (§4 [presumption against ineffectiveness]), that if possible no word or phrase would be rendered superfluous (§26 [surplusage canon]), that a word or phrase is presumed to bear the same meaning throughout the documents (§25 [presumption of consistent usage]), that provisions should be interpreted in a way that renders them compatible rather than contradictory (§27 [harmonious-reading canon]), that irreconcilably contradictory provisions should be given no effect (§29 [irreconcilability canon]), and that associated words bear on one another's meaning (*noscitur a sociis*) (§31 [associated-words canon]).

When the landowners executed these documents in 1910, they did so in the context and understanding of the law and events of that age. At the turn of the Twentieth Century there was a

very limited transportation infrastructure. Travel, especially in Florida, was by ship (down the Gulf and Atlantic coasts) and overland transportation was still primarily by horse.[33] Railroads were the rapidly emerging national transportation infrastructure. In 1910, railroads and railroad corporations were established and regulated under state law. The Transportation Act of 1920, which returned railroads to private operation following World War I and federalized their regulation under the I.C.C., did not exist.[34]

As discussed above, the obvious intent and purpose for which these landowners granted the railroad an interest in a strip of land described by reference to a railway line that had already been surveyed across the property was to establish a railroad line between Sarasota and Venice. The grantors were not intending to give the railroad the mineral interest under the strip of land or to give the railroad fee simple absolute title to a one-hundred-foot-wide strip of land the railroad could then sell to a non-railroad for some purpose other than operating a railroad across the land.

The legal environment in which the documents were created in the early 1900s was also different than now. Bertha Palmer, a widow and matriarch of the Palmer family, who owned much of the land in what is now Sarasota County, could not vote. The Nineteenth Amendment was not adopted until June 1919. The interest of married women in real estate was subject to dower and curtesy, which Florida did not eliminate until 1975. See Fla. Stat. §732.111.

In 1874, Florida adopted its Special Powers of Railroad Statute and other provisions governing a railroad's authority to condemn property by eminent domain and regulated the interest a railroad obtained in strips of land conveyed to railroads by voluntary conveyance or

[33] The Wright Brothers had only just made their first successful flight at Kitty Hawk in December 1903, and the *RMS Titanic* had not yet been launched, not to mention sunk. There was no interstate highway system, which was not established until 1956 under President Eisenhower. Henry Ford only began production of the Model T in 1908.

[34] See Esch-Cummins Act, Pub.L. 66-152, 41 Stat. 456 (1920).

condemnation.[35] When these right-of-way conveyances were drafted and executed it was understood that, "upon general principles…a railroad company…could acquire no absolute fee-simple, but only the right to use the land for their purpose." 1 Isaac F. Redfield, THE LAW OF RAILWAYS (1869), p. 255. See also Leonard A. Jones, A TREATISE ON THE LAW OF EASEMENTS §211 (1898), p. 178 ("[a] grant of a right of way to a railroad company is a grant of an easement merely, and the fee remains in the grantor"). See also James W. Ely, Jr., RAILROADS & AMERICAN LAW (2001), pp. 197-98 (citing Simeon F. Baldwin, AMERICAN RAILROAD LAW (1904), p. 77).[36]

The practice of recording and documenting real estate conveyances in the early 1900s was also different than today. There were no photocopiers, and the typewriter, such as the Underwood #5, did not come into common use until the 1920s.[37] Documents transferring and interest in real estate were commonly preprinted forms with blanks, which were filled-in by handwriting (or later) by a typewriter. The preprinted real estate conveyance forms came in several varieties with preprinted boilerplate phrases such as "party of the first part," "party of the second part," "grant,

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[35] See Chapter 1987, Laws of Florida, which sections were recodified several times, including in 1892 as §2241, and in 1941 as §360.01. See also *Rogers IV*, 184 So.3d at 1092 ("In substance, this statute remained the same from the time of its adoption in 1874 until it was repealed in 1982...."). Florida provided that railroads may "cause such examinations and surveys for the proposed railroad…and for such purposes…to enter upon the lands…of any person for that purpose [and] to take and hold such voluntary grants of real estate…as shall be made to it to aid in the construction, maintenance and accommodation of its road." Fla. Stat. §2241 (1892). But, the statute also provided that "the real estate received by voluntary grant shall be held and used for purposes of such grant only." *Id.*

[36] The Supreme Court of Florida held a railroad's interest is only an easement relying upon similar authority. See *Pensacola & Atl. R.R. Co. v. Jackson*, 21 Fla. 146, 148-49 (1884) (citing Edward L. Pierce, PIERCE ON RAILROADS (1881), and Isaac F. Redfield, THE LAW OF RAILWAYS (1869)); *Jacksonville R. & K.W. Ry. Co. v. Lockwood*, 15 So. 327, 330 (Fla. 1894) ("The opinion in *Railroad Co. v. Jackson*...relies on PIERCE ON RAILROADS."); *Seaboard Air Line Ry. Co. v. Knickerbocker*, 94 So. 501, 501 (Fla. 1922) (citing Bryon K. Elliott & William F. Elliott, A TREATISE ON THE LAW OF RAILROADS (1921)).

[37] See generally Richard Polt, THE TYPEWRITER REVOLUTION: A TYPIST'S COMPANION FOR THE 21ST CENTURY (2015).

bargain, sell and convey," and "TO HAVE AND TO HOLD the same in fee simple forever." In the case of a railroad establishing a right-of-way across land owned by many owners, the railroad company's agent (or "land man") would use a preprinted form, often one the railroad had printed for this purpose. See *Preseault II*, 100 F.3d at 1535 (describing railroad form deed with these elements). The document related to the Pendleys' land is a good example of this practice. See **Exhibit 4** (Tampa Southern Railway and Pendley unexecuted document). When preprinted form deeds are used, the information specific to that particular transaction (the date, the names of the parties, and the description of the property) is completed by hand. The other language is part of the preprinted form – the "boilerplate" language.

The party recording the instrument (typically the grantee) would submit the document to the Recorder of Deeds, and a scrivener would copy the document by hand into a book. After the document was copied by hand into the register of deeds, the document would be referenced in the grantor and grantee index and the original document returned to the grantee. The scrivener would transcribe in handwriting the entire document, both the preprinted form language as well as the information that was filled-in on the blanks. Occasionally errors in the handwritten transcription of the document were made. This is why Florida (and other states) make provision to correct a scrivener's error. See Florida Statute, Title XL, Ch. 689.

Florida, like other states, follows the rule that written language controls over preprinted boilerplate form language and that, if there is a conflict between the printed form and the handwritten or typewritten language there is an ambiguity concerning the parties' intent.

> The supreme court has held that when a release has both written and preprinted provisions concerning the intended releasees, the intent of the parties as to who is to be released is a question of fact. See *Hurt v. Leatherby Ins. Co.*, 380 So.2d 432, 434 (Fla. 1980) (holding that because the preprinted language routinely included in releases was often "boilerplate" language that did not necessarily reflect the intent of the parties, the presence of that "boilerplate" language could not be construed as a matter of law to reflect the parties' intent). Thus, when there are two types of

> release language – some written and some preprinted – within a single form, *a latent ambiguity exists that requires the parties' intent to be determined* as a matter of fact.
>
> *Enterprise Leasing Co. v. Demartino*, 15 So.3d 711, 716 (Fla. Ct. App. 2009) (emphasis added).

This background provides the context and principles necessary to determine the grantor's intent when the documents at issue here were created and executed. Recourse to magic words and boilerplate phrases extracted from the text of the entire document divorced from the context and purpose for which the grantor executed the document is contrary to canons governing the proper construction of an instrument to accomplish the grantor's intent.

4. It is not necessary that a document include "limiting language" to be an easement.

This Court is presented a binary proposition. In 1910 the landowners signing these documents intended to either: (a) grant the railroad an easement across a strip of the owner's land for the purpose of operating a railway line; or (b) give the railroad title to the fee estate in a narrow strip of land the railroad could subsequently sell for purposes other than a railroad.[38]

The government argues that, unless the document contains "liming language," such as was contained in the Honoré deed, the court should construe the document as a conveyance of title to the fee simple estate in the strip of land across which the railroad built a railway line. For example, the government argues that because "the granting clause [in the Burton document] does not contain language limiting the interests conveyed to certain uses or purposes [therefor]," it is not an easement. See *Barron*, No. 21-2181, ECF No. 32, p. 11 (government cross-motion).

But an easement may be created without *any* written instrument, and it is not necessary that a document granting an easement explicitly define the specific purpose for which the easement

[38] We say "*give*" because the consideration paid the owners was one dollar or, at most, fifty dollars for acres of land for which the market value was far greater than the stated consideration.

was granted or that the document contain a reversionary clause. In *Behrens*, 59 F.4th 1345, the Federal Circuit held that nineteen documents granted only an easement, even though, "[i]n the case of eighteen of the nineteen deeds at issue, the deeds themselves contain no language stating a limitation of the grant to specified purposes."

We return to basic definitional principles of property law. An easement is a limited right to land owned by another for a specific purpose. See WEBSTER'S NEW INTERNATIONAL DICTIONARY (2nd ed. 1954), p. 810 ("An acquired privilege or right to use or enjoyment, falling short of ownership, which an owner or possessor of land has, by virtue of his possession in the land of another, or, loosely, any of several rights which one person may have in the land of another."). See also *Mills*, 147 Fed. Cl. at 347 (quoting BLACK'S LAW DICTIONARY (11th ed. 2019)) ("[t]he right to pass through property owned by another"). Additionally, THOMPSON ON REAL PROPERTY (2nd ed. 1998), §60.02(c), explains that the

> right in land held by an easement holder differs from the fee interest or even the leasehold interest in that it is a "use" interest, but not a "possessory" interest in the land. Thus the easement holder has neither the permanent possession of even a single molecule of the land itself...the easement holder has the right to make or control a particular use of the land that remains owned by another.

Bruce and Ely explain that an "easement is commonly defined as a nonpossessory interest in the land of another." EASEMENTS & LICENSES IN LAND §1.1. They continue, "the nonpossessory feature of an easement differentiates it from an estate in land. … the holder of an affirmative easement may only use the land burdened by the easement; the holder may not occupy and possess the realty as does an estate owner." *Id.* Bruce and Ely clarify that an "easement so extensive that it amounts to an estate is not an easement." *Id.* §1:21 (citing Alfred F. Conrad, *Easement Novelties*, 30 CAL. L. REV. 125, 150 (1942)).

In *Barron*, the government relies heavily upon Fla. Stat. §689.10 for the proposition that conveyances of real property must be presumed to convey title to the fee simple estate. The

government's reliance is misplaced. The purpose of Fla. Stat. §689.10 was to abrogate the strict common-law requirement in this respect – to eliminate the need to use certain *magic words* (such as "and his heirs") necessary to convey *inheritable* title. The statute is irrelevant to the issue of determining whether an *estate* in land or a *servitude* was conveyed because the statute only applies to *estates* in land (not servitudes, such as easements).

The word "fee" references the *inheritability* of the *interest* in land, not the *quantum* of the interest in land. The important and relevant distinction is the difference between an *estate* in land and a *servitude* to use the land. "Fee" means a "*heritable* interest in land; esp., a fee simple absolute." BLACK'S LAW DICTIONARY (11th ed.) (emphasis added).[39]

Florida adopted §689.10 (other states adopted nearly-identical statutes) to address *future interests* in land. Future interests are "nonpossessory estates capable of becoming possessory." Dukeminier and Krier, PROPERTY (1981 ed.), p. 409. As Professors Dukeminier and Krier explain, "[f]uture interests are limited in number, but the ones permitted are quite enough. In fact, we are willing to bet that, before we are through, you will have a candidate or two for the discard file." *Id.* Examples of future interests include rights of reversion, possibility of reverter, right of entry, vested remainder, contingent remainder, and an executory interest. See *id.* As Professors Dukeminier and Krier intimate, states wanted to simplify the conveyance of estates in land by adopting statutes like §689.10 to presume that the conveyance was a transfer of an *inheritable* estate unless the document clearly stated otherwise. This is because the common law required certain magic words ("and his heirs") be used in order to convey an inheritable estate in land. The

[39] "Fee" is a feudal term used to describe estates in land and future interests. See THOMPSON ON REAL PROPERTY §17.02 (a fee simple "is capable of inheritance"). "Our modern word *fee*, a direct descendant of *fief*, implies the characteristic of potentially infinite duration...." BLACK'S LAW DICTIONARY (quoting Thomas F. Bergin & Paul G. Haskel, PREFACE TO ESTATES IN LAND AND FUTURE INTERESTS (2nd ed. 1984), p. 11) (italics in original).

important point is that Florida's §689.10 applies to *future interests* in estates in land. Section 689.10 does not apply to *servitudes* such as easements.[40]

The vast majority of authorities hold that conveyances of strips of land to railroads grant the railroad an easement, not title to the fee estate in the strip of land. Traditional principles of property law direct the interpretation of such documents to favor the grant of an easement (a servitude), not a conveyance of title to the fee estate. The RESTATEMENT explains,

> [c]onveyances of land described as a road or right of way, or stated to be for a depot, station, or other purpose related to transportation, often give rise to disputes. If the instrument fails to specify, exactly, the nature and extent of the rights to be conveyed to the grantee, and the rights retained by the grantor, it may be ambiguous. The fact that the consideration paid was less than the value of a fee-simple estate in the land weighs strongly in favor of finding that an easement was intended…. If the ambiguity cannot be resolved by reading the instrument as a whole, *courts must resort to the circumstances surrounding the transaction and public-policy preferences in construing the instrument*.[41]

The RESTATEMENT further explains,

> [d]etermining the parties' intent at the time of the conveyance is often difficult.… However, the consideration paid, the narrowness of the parcel, and its location in relation to the remaining land of the grantor, may suggest that the parties intended conveyance of an easement. Viewed from the standpoint of the parties at the time of the transaction, it may appear likely that the parties regarded ownership of the now-disputed land, after abandonment of the contemplated use, as more valuable to the grantor than to the grantee because of its shape and location in relation to the land of the grantor. ... *The fact that the grantee is a railroad may also tend to indicate that the instrument should be construed to convey an easement only*. The narrowness of the parcel, the consideration paid, and the frequency with which railroad uses have been abandoned often lead to the conclusion that the grantor, as

[40] The statute, enacted in 1903, provides, "Where any real *estate* has heretofore been conveyed or granted…without there being used in the said deed or conveyance or grant any words of limitation, *such as heirs or successors,* or similar words, such conveyance or grant...shall be construed to vest the fee simple title.…" Fla. Stat. § 689.10 (emphasis added). An easement is not an *estate* in land; it is an *interest* in the property owned by another. See Bruce & Ely, LAW OF EASEMENTS & LICENSES IN LAND § 1:1 ("the nonpossessory feature of an easement differentiates it from an estate in land"). See also THOMPSON ON REAL PROPERTY §60.02(a).

[41] RESTATEMENT (THIRD): SERVITUDES §2.2, Comment g (emphasis added).

> a reasonable person dealing with a railroad, intended to grant no more than an easement for the right of way, retaining ownership of the land.[42]

Applied here, these authorities direct that the documents created in the early 1900s, in which the railroad paid only nominal consideration for narrow strips of land across which the railroad operated a railway line, granted the railroad an easement and did not give the railroad title to the fee simple estate in the strip of land.

5. Florida public policy disfavors creation of "strips or gores" of land and follows the centerline presumption.

The strip-and-gore doctrine and its cousin, the centerline presumption, are background principles of law that inform the interpretation of documents describing a railroad's interest in the strip of land across which the railroad operates it railway line. Common law before Blackstone disfavors the creation of fee estates in narrow strips and gores of land. In *Paine v. Consumers' Forwarding & Storage, Co.*, 71 F. 626, 629-30, 632 (6th Cir. 1895), then-Judge Taft (later President and Chief Justice Taft) held that the

> existence of "strips or gores" of land along the margin of non-navigable lakes, to which the title may be held in abeyance for indefinite periods of time, is as great an evil as are "strips and gores" of land along highways or running streams. The litigation that may arise therefrom after long years…[is] vexatious…. [P]ublic policy [seeks] to prevent this by a construction that would carry the title to the center of a highway, running stream, or non-navigable lake that may be made a boundary of the lands.

More recently, in *Penn Central v. U.S. R.R. Vest Corp.*, Judge Easterbrook explained this strip-and-gore doctrine as it applied to determining what interest a railroad held in a strip of land used for a railway line.

> The presumption is that a deed to a railroad or other right of way company…conveys a right of way, that is, an easement, terminable when the acquirer's use terminates, rather than a fee simple… If the railroad holds title in fee simple to a multitude of skinny strips of land now usable only by the owner of the surrounding or adjacent land, then before the strips can be put to their best use there

[42] *Id.* (emphasis added).

> must be expensive and time-consuming negotiation between the railroad and its neighbor…. A further consideration is that railroads and other right of way companies have eminent domain powers, and they should not be encouraged to use those powers to take more than they need of another person's property – more, that is, than a right of way.[43]

Florida follows the strip-and-gore doctrine and the related centerline presumption. See *Castillo*, 952 F.3d at 1321 ("We conclude that, under Florida law, the centerline presumption applies to the railroad right-of-way context of the present case."). In *Seaboard Air Line Ry. v. Southern Inv. Co*., the Supreme Court of Florida held "the proprietor of lots abutting on a public street is presumed, in the absence of evidence to the contrary, to own soil to the center of the street." 44 So. 351, 353 (Fla. 1907) (citing and quoting *Rawls v. Tallahassee Hotel*, 31 So. 237 (Fla. 1894)). Florida law further provides that when a landowner grants a right-of-way easement across his or her land, the owner retains title to the fee estate in the land encumbered by the easement. See *Castillo*, 952 F.3d at 1320-21 (analyzing *Smith v. Horn*, 70 So. 435, 436 (Fla. 1915), *Servando Bldg. Co. v. Zimmerman*, 91 So.2d 289, 293 (Fla. 1956) (*en banc*), *Bischoff v. Walker*, 107 So.3d 1165, 1171 (Fla. Ct. App. 2013), *Florida Southern Railway Co. v. Brown*, 1 So. 512, 513 (Fla. 1887), and *Seaboard*, 44 So. at 353). In *Servando*, the Florida Supreme Court found that a ten-foot-wide alley on a subdivision plat would serve no "practical use or service," and that an "isolated piece of land of such proportion could be of no use to anyone except owners of property it touched and persons dealing with them." 91 So.2d at 293. The Florida Supreme Court reaffirmed the principle in *United States v. 16.33 Acres of Land in Dade County*, 342 So.2d 476, 480 (Fla. 1977), holding that the owner of lots abutting road easements took title to the centerline of the adjoining easements.

[43] 955 F.2d 1158, 1160 (7th Cir. 1992) (citations omitted).

The strip-and-gore doctrine directs this Court to hold that the plaintiffs held title to the fee estate in the land extending to the centerline of the railway line. This limitation on a railroad's property interest in strips and gores of land is consistent with a railroad's lack of need for any greater interest. "Except to site a station house or similar land use here and there, the railroads had no need or desire for any interest except a 'right-of-way.'" *Davis v. MCI Telecomms. Corp*., 606 So.2d 734, 738 (Fla. Ct. App. 1992). See also *Dean v. MOD Props.*, 528 So.2d 432, 434 (Fla. Ct. App. 1988) ("only an easement is needed to lawfully construct and maintain a road right-of-way").

The "centerline presumption" is analogous to the strip-and-gore doctrine. In *Castillo*, the outcome turned, in part, upon application of the centerline presumption as a doctrine of Florida property law. 952 F.3d at 1323. In 1924 the Florida East Coast Railway acquired a 1.2-mile-long right-of-way easement across several undeveloped tracts of land "by way of four condemnation orders." *Id.* at 1315. The railway line ran north and south. The land on the east side was subdivided in 1947 into individual platted lots. The land on the west side of the railway line was likewise subdivided into individual platted lots in 1949. The individual lots were subsequently sold for homes. The deeds from the developers to the individual homeowners described the property by reference to the recorded plat and "pictorial depiction" of the lots and adjoining roads and railroad right-of-way, not by metes-and-bounds descriptions of the boundaries of each lot. The plats included written text describing the tract of land as "'East of the [FEC Railway] Right-of-Way' and 'less the [FEC Railway] Right-of-Way'" and that "land 'less [the] certain strip of land' that is the right-of-way." *Id.* at 1318-19. The Florida East Coast Railway's successor-railroad abandoned the railway line in 2016. The Board invoked the Trails Act and encumbered the property with a rail-trail corridor easement, and the landowners sued for compensation.

The landowners argued they owned the fee estate in the land to the centerline of the abandoned railroad right-of-way that adjoined their platted lot. The government argued the

owners' title included only the land depicted in the plat, which was bounded by the *edge* of the railroad right-of-way and did not include the land *under* the railroad right-of-way. See *Castillo*, 952 F.3d at 1317. The Federal Circuit explained that Florida had adopted the centerline presumption, which presumes that if a grantor conveys "property identified as bounded by a road, stream, or similar corridor, and the grantor owns the land under that boundary corridor, the grant also conveys title to the land underlying the corridor up to the corridor's centerline, unless there is clear evidence of non-conveyance as to that corridor land." *Id.* at 1318.

The Federal Circuit reversed the decision of Judge Horn, who had granted summary judgment in favor of the government "relying just on the plats," concluding "that the pictorial depictions of the subdivisions in the plats indicate that none of the parcels 'extend onto the railroad corridor but, instead, end at the edge of the railroad corridor,' meaning that the railroad corridor is not included in the subdivision plat." *Castillo*, 952 F.3d at 1318. Judge Horn found that "the plats' pictorial depictions show that 'none of the parcels belonging to the [landowners] extend onto the railroad corridor but, instead, end at the edge of the railroad corridor.'" *Id.* at 1323.

On appeal, the Federal Circuit held that Judge Horn was wrong for two reasons. *First*, the centerline presumption doctrine means the owners of the platted lots acquired title to the fee estate extending to the centerline of the adjoining railway line. *And second*, the language in the plats describing the property as "less the certain strip of land" that is "east of the [railroad right-of-way]" did not overcome the centerline presumption. *Castillo*, 952 F.3d at 1324. The Federal Circuit explained, "[l]ong ago, the Supreme Court of the United States described the centerline presumption as a 'familiar principle of law' to the effect that 'a grant of land bordering on a road or river, carries the title to the centre of the river or road, unless the terms or circumstances of the grant indicate a limitation of its extent by the exterior lines.'" *Castillo*, 952 F.3d at 1320 (quoting *Banks v. Ogden*, 69 U.S. 57, 68 (1864)). The Federal Circuit then held the centerline presumption

was a legal doctrine Florida had recognized since 1887. *Id.* (citing *Florida Southern Railway*, 1 So. at 515, and *Smith*, 70 So. at 436).

The Federal Circuit explained that "the centerline presumption supplies a default rule to perform that important task – with the content of the rule being a presumption that the corridor, commonly a narrow strip, is not to be owned separately from the abutting land." *Castillo*, 952 F.3d at 1321 (citing Dale A. Whitman, THE LAW OF PROPERTY (4th ed. 2019) §11.2, pp. 713, 719. The Federal Circuit noted, "[a]t present, the rule is a fixture of Florida law," and held, "[w]e conclude that, under Florida law, the centerline presumption applies to the railroad right-of-way context...." *Id.* at 1320 n.4, 1321 (citing *Bischoff*, 107 So.3d at 1165). Furthermore, "[i]nterpreting such documents, like interpreting the plats themselves, requires use of the centerline presumption to the extent it applies." *Id.* at 1324.

The Federal Circuit then addressed the "less" or "except" language in the plats and conveyances. See *Castillo*, 952 F.3d at 1322. The Federal Circuit held Judge Horn was wrong to rely upon this language in the plats as overriding the centerline presumption, stating, the "language uses terminology to which the presumption remains applicable, in that the language used refers to...the right-of-way itself (as an easement) in affirmatively stating the boundary of the subdivision land and identifying certain exclusions." *Id.* at 1322. The Court examined *Dean*, 528 So.2d at 432-33, where

> a Florida appellate court held that a deed conveying the entire parcel "less and except the following described [road right-of-way] easement" did not exclude the land of the road from application of the centerline presumption. The court held that the language "served simply to exclude the recorded *easement* in favor of the [easement beneficiary] from the title interest being conveyed and to prevent the recorded easement from constituting a breach of the covenants of warranty in each deed."

Thus, the Federal Circuit found that, under Florida law, this language ("less" and "excepting" an adjoining right-of-way) did not overcome the centerline presumption under which the owner of

the adjoining land held title to the fee estate in the land extending to the center of the adjoining railway right-of-way. *Id.*

C. A railroad's interest in a strip of land acquired for a railway line is an *easement*, not title to the *fee simple estate*.

1. A railroad company is established for the limited purpose of operating a railway line.

A railroad corporation is a creature of state legislation that charters the railroad corporation for the specific public purpose of constructing and operating a railway line. The Virginia Supreme Court (Seaboard was chartered in Virginia) explained, "[a] railroad company in Virginia is a quasi-public corporation, which, whatever it may do, cannot, by its own voluntary contract or collusion, surrender its functions and responsibilities to agents or trustees...outside the limits of the state...." *Naglee v. Alexandria & F.R. Co.*, 3 S.E. 369, 370 (Va. 1887). The court explained that railroad

> corporations are created...to answer the public good...and cannot, therefore, by mere common-law authority, divest themselves by direct act of their capacity to discharge the duties to the public which devolve upon them; and, as a sequence thereto, cannot do that which may indirectly lead to the same thing, as, for instance, make a mortgage, which, by foreclosure and sale, may end in bringing about the inhibited result.[44]

The Supreme Court explained that "[i]t is the accepted doctrine in this country, that a railroad corporation cannot escape the performance of any duty or obligation imposed by its charter or the general laws of the State by a voluntary surrender of its road into the hands of lessees." *Washington, A.&G.R. Co. v. Brown*, 84 U.S. 445, 450 (1873). Subsequently, in *Thomas v. Railroad Co.*, 101 U.S. 71, 83 (1879), the Supreme Court further explained,

> where a corporation, like a railroad company, has granted to it by charter a franchise intended in large measure to be exercised for the public good, the due performance of those functions being the consideration of the public grant, any contract which disables the corporation from performing those functions which undertakes, without the consent of the State, to transfer to others the rights and powers conferred

[44] *Id.* at 370-71. See also *East Alabama Ry.*, 114 U.S. at 350-51.

> by the charter, and to relieve the grantees of the burden which it imposes, is a violation of the contract with the State, and is void as against public policy.

The Supreme Court later added that the "general doctrine upon this subject is now well settled. The charter of a corporation, read in connection with the general laws applicable to it, is the measure of its powers, and a contract manifestly beyond those powers will not sustain an action against the corporation." *Green Bay & M.R. Co. v. Union Steamboat Co.*, 107 U.S. 98, 100 (1883). And in *New York & Maryland Line R. Co. v. Winans*, the Court further held, "[t]he [railroad] corporation cannot absolve itself from the performance of its obligations, without the consent of the legislature." 58 U.S. 30, 39 (1854) (relied upon by the Virginia Supreme Court in *Naglee*, 3 S.E. at 370-71).

The point is this: a railroad corporation is a creature of statute created for a specific public purpose, and the legal authority (including eminent domain power) granted a railroad corporation is limited to the accomplishment of the specific public purpose for which the railroad corporation was established. As applied to the property a railroad corporation could acquire by eminent domain, the public purpose of operating a railway defined the nature and extent of the property interest a railroad corporation acquired in private property taken by, or granted, to the railroad corporation. As Professor Ely aptly explained,

> [p]rominent experts took the position that, absent statutory provisions expressly authorizing the taking of a fee simple, railroads should receive just an easement in land condemned for their use. "It is certain, in this country, upon general principles," Redfield declared, "that a railway company, by virtue of their compulsory powers, in the taking lands, could acquire no absolute fee-simple, but only the right to use the land for their purposes." Judicial decisions tended to adopt this line of analysis….[45]

[45] James W. Ely, Jr., RAILROADS & AMERICAN LAW (2001), pp. 197-98. Chief Justice Roberts quoted and relied on Professor Ely's treatise in *Brandt*, 572 U.S. at 96.

Railroad corporations were not granted authority to exercise eminent domain power (or to threaten eminent domain) to acquire any interest in property greater than that needed to accomplish the public purpose of building and operating a railway. And to accomplish the public purpose for which a railroad corporation was chartered, the railroad needed only an easement across a strip of an owner's land. The railroad did not need to acquire title to the fee estate (including mineral rights) in the strip of land across which the railroad built a railway line.

The Florida Supreme Court applies this principle when determining what interest a railroad acquired in the mineral rights in land used for a railway line. In *Silver Springs, O&G R. Co. v. Van Ness*, 34 So. 884, 885-86 (Fla. 1903), and *Van Ness v. Royal Phosphate Co.*, 53 So. 381, 381 (Fla. 1910), a railroad was granted the right to operate trains across a strip of land. The railroad claimed ownership of the mineral rights in the phosphate under the railway line. The Florida Supreme Court held the railroad acquired only an easement across the land, not title to the fee estate, and thus, the railroad did not own the mineral interests in the land under the railway line. See *Silver Springs*, 34 So. at 890; *Van Ness*, 53 So. at 384. The U.S. Supreme Court similarly held rights-of-way the federal government granted railroads were easements, not title to the fee estate in the land, and did not include ownership of the mineral rights under the right-of-way. See *Brandt*, 572 U.S. at 102 (citing *Great Northern Railway Co. v. United States*, 315 U.S. 262, 271 (1942)).

2. Florida statute provides that a railroad only acquires an easement in land acquired by condemnation or voluntary grant.

In the early 1900s railroads abused their economic monopoly and eminent domain power to the detriment of landowners whose land was taken for railway lines and farmers who depended upon the railroads to transport crops and cattle to market. See Ely, RAILROADS & AMERICAN LAW, pp. 86-90. The railroad's abuses gave rise to the Granger Movement and growing anti-railroad sentiment, prompting reforms of state laws restricting railroads' power of eminent domain and

railroads' ability to set rates. See *id.* In *Chicago, Burlington & Quincy R.R. Co. v. Iowa*, 94 U.S. 155, 161 (1877), the Supreme Court noted that railroad companies are "given extraordinary powers," and had also explained in *Munn v. State of Illinois* that "during the twenty years in which [the railroad] business had been assuming its present immense proportions, something had occurred which led the whole body of the people to suppose that remedies such as are usually employed to prevent abuses by virtual monopolies might not be inappropriate here." 94 U.S. 113, 132 (1876) (internal quotation omitted). This public sentiment against railroad companies' abuses lead to the creation of the Interstate Commerce Commission in 1887 with the famous jurist Thomas Cooley as the first Commissioner.

Railroad corporations' abuse of eminent domain and monopoly power also resulted in states adopting a number of reforms. See Ely, RAILROADS & AMERICAN LAW, p. 80 ("The 1870s witnessed the beginning of a sea change in popular opinion regarding the railroads. Calls for more stringent regulation mounted, eclipsing the earlier policy of encouragement and subsidization."). One of the reforms states adopted were laws limiting the interest a railroad company could obtain in private property through the actual or threatened exercise of eminent domain.

Florida, Missouri, Kansas, and most other states enacted model laws limiting railroad companies' eminent domain authority. In *Behrens*, the Federal Circuit considered Missouri's statute and reviewed the statutes of other states that adopted essentially identical laws to those in Florida and Missouri. See 59 F.4th at 1345. The Federal Circuit wrote, a "Missouri statute that has been in effect since 1855 gives railroads the power: [t]o take and hold such voluntary grants of real estate and other property as shall be made to it to aid in the construction, maintenance and accommodation of its railroads; but the real estate received by voluntary grant shall be held and used for the purpose of such grant only…." *Id.* (citing Mo. Rev. Stat. §1035 (1899) (now codified at §388.210(2)). The Federal Circuit continued and held that,

> Under Missouri law, a conveyance of property to a railroad for nominal consideration is treated as a voluntary grant, and one dollar is nominal consideration. *Brown*[ ], 152 S.W.2d [at] 653-54 [ ]. Each grant in this case was to a railroad and for one dollar. These conveyances were thus voluntary grants. *Voluntary grants to railroads are easements even if they are formally worded as grants of fee simple estates*. *Id.* at 654; *see also Boyles*[ ], 981 S.W.2d [at] 648 [ ] ("Where the acquisition is for right-of-way only, however, whether by condemnation, voluntary grant, or conveyance in fee upon valuable consideration, the railroad takes only an easement over the land and not the fee.

Behrens, 59 F.4th at 1345 (emphasis added).

Twenty years after Missouri adopted §1035, Florida adopted an essentially identical statute. Florida allowed railroads to "cause such examinations and surveys for the proposed railroad…and for such purposes…to enter upon the lands…of any person for that purpose [and] to take and hold such voluntary grants of real estate…as shall be made to it to aid in the construction, maintenance and accommodation of its road." Fla. Stat. §2241 (1892). But the statute also provided "the real estate received by voluntary grant shall be held and used for purposes of such grant only." *Id*. Florida's law limiting the interest a railroad obtained by a voluntary grant was the same as the statutes adopted in Missouri, Kansas, and other states in the early 1900s. See *Rogers IV*, 184 So.3d at 1094, 1096, n.5. The Florida legislature granted railroads the power of eminent domain to enter upon and take private property "necessary to [their] business." Fla. Stat. §2683 (1914). In *State v. Baker*, the Florida Supreme Court held a railroad's occupation of private land, without the owner's consent, to survey and locate its railway line "is not the case of a mere trespass by one having no authority to enter, but of one representing the State herself, clothed with the power of eminent domain." 20 Fla. 616, 650 (1884) (citation and internal quotation omitted).

The railroad's power of eminent domain, however, was subject to limitations. For example, a railroad corporation can only take private property "upon making due compensation according to law to private owners." Fla. Stat. §2683 (1914). And §2241 limited what interest a

railroad acquired, providing that "the real estate received by voluntary grant shall be held and used *for purposes of such grant only*." *Id*. (emphasis added). Thus, under section 2241, the nature of the railroad's interest in land acquired by voluntary grant is determined by the nature of the railroad's public purpose. A railroad did not need to acquire title to the *fee estate* in a strip of land upon which the railroad built and operated a railway line – an *easement* was sufficient.[46]

When the documents at issue in this litigation were created, it was understood that, "upon general principles…a railroad company…could acquire no absolute fee-simple, but only the right to use the land for their purpose." Isaac F. Redfield, THE LAW OF RAILWAYS (1869), vol. 1, p. 255. See also Leonard A. Jones, A TREATISE ON THE LAW OF EASEMENTS §211 (1898), p. 178 ("[a] grant of a right of way to a railroad company is a grant of an easement merely, and the fee remains

[46] Florida is not unique in its law governing the interpretation of railroad conveyances as granting only an easement. See *Ogg v. Mediacom, LLC*, 142 S.W.3d 801, 812 (Mo. Ct. App. 2004) (considering a deed as a whole and construing it to convey only an easement, because "there are no clear, overriding indicia of an intent to convey full fee ownership of the land…the recited consideration was nominal ($1.00), which is 'not a sum that would suggest purchase of a fee simple interest' in the strip") (citation omitted). Based on statutes similar or identical to section 2241, courts of other states have reached the same conclusion. For example, the Kansas Supreme Court, applying a statute identical to section 2241, stated "[t]his Court has uniformly held that railroads do no own fee titles to narrow strips taken as right-of-way, regardless of whether they are taken by condemnation or right-of-way deed. The rule…gives full effect to the intent of the parties who execute right-of-way deeds rather than going through lengthy and expensive condemnation proceedings." *Harvest Queen Mill & Elevator Co. v. Sanders*, 370 P.2d 419, 423 (Kan. 1962) (citations omitted). See also *Brown*, 152 S.W.2d at 652 ("law is settled in this state that where a railroad acquires a right of way whether by condemnation, by voluntary grant or by a conveyance in fee upon a valuable consideration the railroad takes but a mere easement over the land and not the fee") (citations omitted); *Illinois Cent. R.R. Co. v. Roberts*, 928 S.W.2d 822, 825 (Ky. Ct. App. 1996) (where "land is purportedly conveyed to a railroad company for the laying of a rail line, the presence of language referring in some manner to a 'right of way' operates to convey a mere easement notwithstanding additional language evidencing the conveyance of a fee"); *Ross, Inc. v. Legler*, 199 N.E.2d 346, 348 (Ind. 1964) ("[p]ublic policy does not favor the conveyance of strips of land by simple titles to railroad companies for right-of-way purposes, either by deed or condemnation"); *Mich. Dep't of Natural Res. v. Carmody-Lahti Real Estate, Inc*., 699 N.W.2d 272, 280 (Mich. 2005) ("a deed granting a right-of-way typically conveys an easement"); *Pollnow v. State Dep't of Naural Res.,* 276 N.W.2d 738, 744 (Wis. 1979) ("normally a right of way condemned by a railway would only constitute an easement").

in the grantor"); Ely, RAILROADS & AMERICAN LAW, pp. 197-98 (citing Simeon F. Baldwin, AMERICAN RAILROAD LAW (1904), p. 77).[47]

As Judge Plager explained in *Preseault II*, "a railroad that proceeds to acquire a right-of-way for its road acquires only that estate, typically an easement, necessary for its limited purposes, and that the act of survey and location is the operative determinant, and not the particular form of transfer, if any." 100 F.3d at 1537. In short, almost all authorities on railroad law (courts as well as scholars) direct that a grant of a strip of land to a railroad conveys only an easement for a railway line, not title to, nor ownership of, the fee estate in the land under the railway line.

3. "Railbanking" and public recreation are not a railroad purpose.

A railway line is not a public park. Under Florida law it is illegal to walk on railroad tracks. Fla. Stat. §§810.09, 810.12. See also *Battiste v. Lamberti*, 571 F. Supp.2d 1286, 1293 (S.D. Fla. 2008) (plaintiffs arrested for trespassing on railroad tracks). Public recreation is not a railroad purpose. The notion of "railbanking" (not using property for the operation of a railway line with the prospect the federal government may authorize some railroad at some time in the indefinite future to re-build a railway across the land) is not a railroad purpose under Florida law. As Judge Rader explained in his concurring opinion in *Preseault II*, 100 F.3d at 1554,

> [w]hile there is some dispute over the comparative burden of scheduled rumbling freight trains versus obnoxious in-line rollerskaters, the issue can be resolved on simpler terms. Realistically, nature trails are for recreation, not transportation. Thus, when the State sought to convert the easement into a recreational trail, it exceeded the scope of the original easement and caused a reversion. ...
>
> The vague notion that the State may at some time in the future return the property to the use for which it was originally granted, does not override its present use of

[47] The Supreme Court of Florida held a railroad's interest is only an easement relying upon similar authority. See *Pensacola & Atl. R.R.*, 21 Fla. at 148-49 (citing Edward L. Pierce, PIERCE ON RAILROADS (1881), and REDFIELD); *Jacksonville R.&K.W. Ry. Co. v. Lockwood*, 15 So. 327, 330 (Fla. 1894) ("The opinion in *Railroad Co. v. Jackson*...relies on PIERCE ON RAILROADS."); *Knickerbocker*, 94 So. at 501 (citing ELLIOTT ON RAILROADS (2nd ed.)).

> that property inconsistent with the easement. That conversion demands compensation.

And the Federal Circuit stated in *Behrens*, "[w]e have similarly and consistently held that trail use is not a railroad purpose under [Missouri and] other states' laws." 59 F.4th at 1346.

D. The Florida Supreme Court's answer to the Federal Circuit's certified question in *Rogers* does not answer the question before this Court.

1. The unique issue considered by the Federal Circuit and Florida Supreme Court in *Rogers*.

As noted above, the federal government's creation of the Legacy Trail corridor has been the subject of prior litigation. Judge Williams issued two published decisions concerning the government's obligation to pay landowners for land taken for the southern segment of the Legacy Trail in *Rogers v. United States*, 90 Fed. Cl. 418 (2009) (*Rogers I*), and *Rogers v. United States*, 93 Fed. Cl. 607 (2010) (*Rogers II*). Judge Williams' first decision considered the government's liability for Trails Act takings generally and considered specifically the nature of the railroad's interest in the strip of land that was the subject of a 1910 deed from Adrian Honoré to Seaboard. Judge Williams held the railroad was only granted an easement by Adrian Honoré, and therefore, the government must pay those landowners across whose property the railroad acquired an interest from Honoré. See *Rogers I*, 90 Fed. Cl. at 422. Judge Williams' second opinion considered the more complex situation and conveyances involved in Seaboard's 1920 relocation of the southernmost two-mile-long railway line, depot, and wye track south of Curry Creek adjacent to land owned by Bird Bay Golf Club. See *Rogers II*, 93 Fed. Cl. at 618-19. See also *Rogers I*, 90 Fed. Cl. at 433 ("The history of the section of the railroad corridor adjacent to Bird Bay's property is more complicated.").

The conveyances in *Rogers II* involved a "complicated" series of transactions including numerous deeds from the 1920s and two foreclosure sales in the 1930s involving the Brotherhood of Locomotive Engineers (BLE) pension fund's plan to develop a planned community in Venice.

Rogers II considered what interest Seaboard acquired in land upon which Seaboard built the new depot, wye track, and railway line. The Federal Circuit subsequently posed a certified question arising from *Rogers II* to the Florida Supreme Court. The Florida Supreme Court referenced the "complicated" history of the conveyances at issue. *Rogers IV*, 184 So.3d at 1100 ("The opinion of the Court of Federal Claims explains the complicated history of the parcels of land conveyed to Seaboard by the 1927 B.L.E. Realty deed."). See also *Rogers I*, 90 Fed. Cl. at 422, 433 ("The portion of the railway corridor that abuts Bird Bay's property has a nebulous history" and the "history of the section of the railroad corridor adjacent to Bird Bay's property is more complicated."); *Rogers v. United States*, 814 F.3d 1299, 1304 (Fed. Cir. 2015) (*Rogers III*) ("The southern corridor, which presently abuts property owned by [Bird Bay], has a more convoluted history involving numerous transactions.").[48] Judge Williams granted summary judgment for all the plaintiffs across whose land the railroad's interest was established by the easement Adrian Honoré granted Seaboard. *Rogers I*, 90 Fed. Cl. at 434. Judge Williams then ordered supplemental briefing concerning the unique situation involving the land the railroad acquired for the depot, wye track, and railway line that adjoined the Bird Bay property. *Id.*[49]

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[48] The railway line between Sarasota and Venice was built in 1910; but, in the early 1920s, the southern two miles of the railway south of Curry Creek needed to be relocated. In a complicated series of transactions, the southern two miles of Seaboard's existing railway line – including the wye track (used to turn locomotives around to return north) and the depot – were relocated two miles to the east. Relocating the existing railway line required recording a number of documents describing the property used for the new relocated railway line and the depot. The development of the Venice community and ownership of the land became even more complicated when BLE went bankrupt and the property – including the land across which the railroad was built – was foreclosed upon and sold at an auction. The conveyances executed as part of relocating the existing railway line were the subject of *Bird Bay v. United States*, No. 07-426, and *Bay Plaza v. United States*, No. 08-198, which were subsets of the *Rogers* litigation but were bifurcated and decided separately because the conveyances at issue were unique.

[49] Judge Williams reviewed this history and the transactions concerning the ownership of this property used for the relocated southern two miles of the Seaboard railway line and depot. See *Rogers II*, 93 Fed. Cl. at 612-16. Judge Williams noted that, "[c]onspicuously absent from the chain of title, however, is the instrument that first conveyed the right-of-way, and the attendant

Judge Williams concluded that "Seaboard obtained fee simple title in the railroad corridor abutting Bird Bay's property." *Rogers II*, 93 Fed. Cl. at 612. To reach this conclusion Judge Williams had to consider dozens of recorded documents and the complicated context concerning the relocation of this segment of Seaboard's existing railway line and depot including BLE's bankruptcy and the mortgage holder's foreclosure. Judge Williams devoted eleven pages of her two decisions to an analysis of the circumstances by which the railroad obtained an interest in the land adjoining the Bird Bay property. See *id.* at 612-16; *Rogers I*, 90 Fed. Cl. at 422-27.

Bird Bay Golf Club appealed Judge Williams' decision. The principle argument Bird Bay raised was that, under Florida's Special Powers of Railroad Statute, the interest the railroad acquitted in the land adjoining Bird Bay's property was limited to only an easement, even if BLE intended to sell the railroad fee simple title to the land for valuable consideration. Judge Williams concluded that the instruments describing the relocated railway line and depot "unambiguously" on their face conveyed title to the fee estate in the tracts and strips of land from the original landowners to the railroad. *Rogers II*, 93 Fed. Cl. at 622. Judge Williams determined the grantors intended to convey title to the fee estate *in the land* to Seaboard as part of the relocation of the existing railway line and depot. See *id.* at 625.

The Federal Circuit assumed the BLE and Venice deeds were an unambiguous conveyance of the fee simple estate and that these conveyances were *not* voluntary grants for nominal

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interests or rights, to Seaboard." *Rogers I*, 90 Fed. Cl. at 433. "In the absence of an original instrument, the Court relies upon subsequent instruments in the chain of title, extrinsic evidence demonstrating the parties' intent, and Florida law in effect at the time of the instruments' executions." *Id.* Judge Williams also noted that the land used for the railway line and depot had always been described as a separate and distinct tract of land. See *Rogers II*, 93 Fed. Cl. at 618 ("the instruments conveying the lands abutting the corridor have treated the corridor as a separate parcel of land, separate and distinct from the larger parcels bordering the corridor").

consideration subject to Florida's statute directing that a voluntary conveyance grants railroads only an easement. Given this premise (that the grantors of the BLE and Venice deeds unambiguously intended to sell the railroad, for valuable consideration, the fee simple estate in the tracts of land for the depot, wye track, and relocated railway line), the Federal Circuit asked the Florida Supreme Court whether the Florida Special Powers of Railroad Act of 1892 nonetheless limited the railroad's interest to only an easement even when the grantor "unambiguously" intended to sell the railroad title to the fee simple estate and the railroad paid the grantor valuable consideration. The Federal Circuit asked whether, "[a]ssuming that a deed on, on its face, conveys a strip of land in fee simple from a private party to a railroad corporation in exchange for stated consideration, does [the Florida Special Powers of Railroad Act]...limit the railroad's interest in the property, regardless of the language in the deed?" *Rogers III*, 814 F.3d at 1308.

In *Rogers IV*, 184 So.3d at 1090, the Florida Supreme Court understood the Federal Circuit's certified question as asking the court to address three points:

> (1) Does Section 2241 [of the Florida Special Powers of Railroad Act], limit railroads' interest in property, regardless of the language of the deeds? (2) Does state policy limit the railroad's interest in the property, regardless of the language of the deeds? And, (3) Do factual considerations, such as whether the railroad surveys land or lays track and begins running trains before the conveyance of a deed, limit the railroad's interest in the property, regardless of the language of the deeds?

As to the third question, the Florida Supreme Court noted that, for this relocated section of railroad, it was "*after* receiving these deeds, [that] Seaboard laid track." *Id*. In other words, Seaboard had not entered the land acting under Seaboard's eminent domain authority under the voluntary conveyance and consideration of provisions of Fla. Stat. §2241. The Florida Supreme Court further noted these deeds were not "voluntary conveyances" for nominal consideration "because the deeds were grants by bargain and sale *for valuable consideration* and conveyed fee simple title." *Rogers IV*, 184 So.3d at 1094 (emphasis added).

The Florida Supreme Court's opinion in *Rogers IV* did not direct how a court is to determine whether a grantor intended to convey title to the fee estate or grant an easement. Rather, the Florida Supreme Court assumed the premise that BLE, as the grantor, "unambiguously" intended to sell the railroad title to the fee simple estate for valuable (not nominal) consideration. The Florida Supreme Court recited and premised its decision upon the "Statement of All Facts Relevant to the Questions Certified" provided by the Federal Circuit, which stated,

> Those deeds appear, on their face, to unambiguously convey a fee simple interest to Seaboard. After receiving these deeds, Seaboard laid track and began to operate trains along the entire corridor as of November 1911. [And the BLE deed] appears, on its face, to unambiguously convey a fee simple interest in the property corresponding to the relocated southern portion of the rail corridor.[50]

Rogers IV affirmed Florida's voluntary grant provisions (which is identical to the Missouri statute the Federal Circuit considered in *Behrens*) but said this provision did not apply to the BLE and other deed at issue in *Rogers*. To define a "voluntary conveyance," the Florida Supreme Court adopted the same definition of a "voluntary grant" as did the Missouri Supreme Court, and the Florida Supreme Court looked to and quoted the Missouri Supreme Court. "A 'voluntary conveyance' is '[a] conveyance made without valuable consideration.'" *Rogers IV*, 184 So.3d at 1094 (quoting BLACK'S LAW DICTIONARY (10th ed. 2014), p. 408). The Florida Supreme Court continued, "[c]onstruing a similar state statute on the subject of railroad rights of way, the Supreme Court of Missouri has held that the term 'voluntary grant' was used by the legislature to mean a conveyance without valuable consideration." *Id.* (citing *Clay*, 239 S.W.2d at 508, and *Brown*, 152 S.W.2d at 653).

The BLE and Venice deeds that were the subject of the certified question in *Rogers III* were not subject to Florida's voluntary conveyance statute. Florida's Supreme Court explained

[50] *Rogers IV*, 184 So.3d at 1089-90.

that the "provision in subsection (2) of the Florida statute, to the effect that 'real estate received by voluntary grant shall be held and used for purposes of such grant only,' *does not apply in this case because the deeds were grants by bargain and sale for valuable consideration* and conveyed fee simple title." *Id.* at 1094, n.3 (quoting and citing *Seaboard Air Line Ry. Co. v. Bd. of Bond Trustees of Special Road & Bridge Dist.*, 108 So. 689, 698 (Fla. 1926), and *Armstrong v. Seaboard Air Line Ry. Co.*, 95 So. 506, 506-07 (Fla. 1922)). The Florida Supreme Court stated, "[w]e need not discuss the language of the deeds in this case in detail or the circumstances of their execution because the Court of Federal Claims did a thorough job of it in reaching the conclusion that the deeds by their language appeared to convey fee simple title." *Rogers IV*, 184 So.3d at 1095. The Florida Supreme Court then reaffirmed the fundamental tenet of deed construction that, "[t]he effect of a deed, both as to the property conveyed and the character of the estate conveyed, is determined by the intent of the grantor." *Id.* (citing *Reid*, 112 So. at 852, and *Saltzman v. Ahern*, 306 So.2d 537, 539 (Fla. Ct. App. 1975).

Given the assumption that the grantors executing the BLE and Venice deeds in *Rogers* "unambiguously" intended to sell fee simple title to the railroad for valuable consideration and that the BLE and Venice deeds were not voluntary grants for nominal consideration, the Florida Supreme Court told the Federal Circuit that, when a grantor unambiguously intends to sell the fee estate in a tract of land to a railroad for valuable consideration, the Florida's Special Powers of Railroads Act does not limit the interest the railroad acquires to an easement. *Rogers IV*, 184 So.3d at 1096. The Florida Supreme Court then explicitly conditioned its answer by qualifying it "[*u*]*nder the circumstances found to exist by the Court of Federal Claims.*" *Id.* (emphasis added). With this qualification the Florida Supreme Court told the Federal Circuit that the Florida Special Powers of Railroad Act did not "limit[ ] the railroad's interest in the property regardless of the language of the deed." *Id.*

In short, *Rogers IV* does not answer the question this Court must decide. In *Rogers III*, the certified question the Federal Circuit asked the Florida Supreme Court to answer assumed the grantor (BLE and Venice) intended to convey title to the fee estate for valuable consideration and assumed the deeds granted a fee simple estate and were not voluntary conveyances.

2. When she wrote *Rogers II*, Judge Williams did not have the benefit of subsequent authority.

Judge Williams also wrote *Rogers II* more than thirteen years ago. As such, she did not have the benefit of the Florida Supreme Court's decision in *Rogers IV*, nor the United States Supreme Court's decisions in *Brandt* and *Cowpasture*, nor the Federal Circuit's decisions in *Castillo* and *Behrens*. Thus, Judge Williams' decision in *Rogers II* must be read through the lens of this subsequent authority.

(i) Judge Williams misunderstood *Preseault II* as applying only when the railroad acquired its interest by condemnation.

Judge Williams misread the Federal Circuit's decision in *Preseault II* as applying only to conveyances made in the context of condemnation. In *Preseault II* the Federal Circuit determined what interest a railroad acquired by condemnation in a strip of land across the Barker Estate. See discussion, *supra*, pp. 13-17. Across a third parcel, the railroad acquired its interest by a deed that "appear[ed] to be the standard form used to convey a fee simple title from a grantor to [the railroad]." *Preseault II*, 100 F.3d at 1535-36. Thus, in *Preseault II* the Federal Circuit determined the interest a railroad acquired by *both* condemnation and by a deed that appeared to "convey a fee simple title" was an easement. See *id.*

Judge Williams wrongly cabined the Federal Circuit's interpretation of the Manwell deed by saying "it was the actual *exercise* of the railroad's eminent domain power that resulted in a limitation of the interests conveyed in the [Manwell] warranty deed.… According to the court, the 'act of survey and location [was] the operative determination, and not the particular form of

transfer.'" 93 Fed. Cl. at 623 (quoting *Preseault II*, 100 F.3d at 1587) (emphasis in original). But on this point Judge Williams was wrong. The Manwell deed was *not* the result of the railroad's *actual exercise* of eminent domain.

Judge Williams wrote, "In contrast, there is no evidence in this record that Seaboard acquired the corridor [land for the relocated depot, wye track and two miles of railway line south of Curry Creek] by exercising eminent domain derived under Florida law." *Rogers II*, 93 Fed. Cl. at 623. This cannot be said of the northern segment of the Legacy Trail corridor that is at issue here. The 1926 Condemnation Decree demonstrates that the conveyances these owners signed were under threat of condemnation. Furthermore, unlike the conveyances Judge Williams considered in *Rogers*, where the railroad entered the land and built the railway line *after* the grantor executed the deed, here the railroad had *already* entered the owner's land and surveyed the railway line *before* the grantors executed the deed. If the owner would not execute a voluntary conveyance granting the railroad a right-of-way across the owner's land, the railroad would condemn the owner's land. The conveyances granted the railroad were made in the shadow of, and under threat of, Seaboard's ability to take the owner's land by eminent domain if the owner did not agree to grant Seaboard a right-of-way across the owner's land. Indeed, Seaboard had already entered the owner's land and surveyed the location of a railway line across the owner's land. See *Preseault II*, 100 F.3d at 1537 ("the proceeding retained its eminent domain flavor, and the railroad acquired only that which it needed, an easement for its roadway").

The Florida Supreme Court, in *Dade County v. Brigham*, 47 So.2d 602, 604-05 (Fla. 1950), reiterated the words of the New York Court of Appeals, in *In re Water Supply in City of New York*, to explain a property owner's predicament when faced with threatened condemnation:

> [The owner] does not want to sell. The property is taken from him through the exertion of the high powers of the state, and the spirit of the Constitution clearly required that he shall not be thus compelled to part with what belongs to him

> without the payment, not alone of the abstract value of the property, but of all the necessary expenses incurred in fixing that value. This would seem to be dictated by sound morals, as well as by the spirit of the Constitution....
>
> 109 N.Y.S. 652, 654-55 (N.Y. Ct. App. 1908).

Seaboard and its affiliated railroads not only *could* acquire an easement across the strip of land by eminent domain, but the railroad *did in fact* exercise its power of eminent domain to acquire a right-of-way easement across the owner's land. See, *infra*, pp. 56-59.

(ii) A right-of-way is an easement.

Judge Williams wrote, "[i]n Florida, the term right-of-way, as it relates to railroads, can refer to either a "right of crossing' – an easement – or to a 'strip of land which a railroad takes, upon which to construct its railroad.' An estate in fee." *Rogers II*, 93 Fed. Cl. at 623. The only authority Judge Williams cites for this proposition is an annotation in a legal encyclopedia, 43 Fla. Jur. 2d Railroads §32.

On this point Judge Williams is incorrect, and her conclusion is contrary to both the law as declared by Florida's Supreme Court and the United States Supreme Court reference to a "right-of-way" is reference to an *easement*. *Occasionally Atlas shrugs and Homer nods*. Judge Williams did not have the benefit of the Florida Supreme Court's decision in *Rogers IV*, nor the Supreme Court's decisions in *Brandt* and *Cowpasture*, nor the Federal Circuit's decisions in *Behrens* and *Castillo*. Should Judge Williams have had the benefit of this subsequent authority, it is doubtful she would have concluded the term "right-of-way" refers to an interest other than an easement.

Cowpasture is a Trails Act case the Supreme Court decided in 2020. In *Cowpasture* the Supreme Court held that the "Trails Act refers to the granted interests as 'rights-of-way,' both when describing agreements with the Federal Government and with private and state property owners. When applied to a private or state property owner, 'right-of-way' would carry its ordinary

meaning of a limited right to enjoy another's land." 140 S.Ct. at 1845.[51] After *Rogers IV*, in *Mills*, Judge Bruggink examined Florida law and concluded that, under Florida law, the conveyance of a "right-of-way" is best interpreted as granting an easement. 147 Fed. Cl. at 347 (citing, *inter alia*, *Rogers IV*, 184 So.3d at 1095).

(iii) In a conveyance, "excepting" the land used for a railway means the fee estate in the land is *subject to* the right-of-way easement.

A point that frequently arises in the interpretation of documents conveying interests in land bordered by or encumbered with easements and rights-of-way is the phrase "excepting the right-of-way." The government argues that a conveyance containing such "excepting" or "less" language does not convey title to the land under the adjoining right-of-way was withheld from the conveyance. This is an incorrect interpretation of the phrases "excepting" or "less" the referenced adjoining right-of-way. In *Castillo*, the Federal Circuit explained that, under Florida law, this "excepting" or "less" language "served simply to exclude the recorded easement in favor of the [easement beneficiary] from the title interest being conveyed and to prevent the recorded easement from constituting a breach of the covenants of warranty in each deed." 952 F.3d at 1322 (quoting *Dean*, 528 So.2d at 434), *supra*, pp. 34-35. This is true regardless of whether the conveyances refers to the right-of-way as an "easement" or as a "strip of land." *Id.*

In her analysis of the deeds in the Bird Bay chain of title, Judge Williams did not properly apply this principle. Judge Williams concluded the land used for the railway line adjoining the Bird Bay property was not included in the conveyances describing the relocated railway line and depot because "the right-of-way was not excepted as an easement, but as land withheld from the conveyance." *Rogers II*, 93 Fed. Cl. 618. Judge Williams stated, "the instruments conveying the

[51] See also *Hash v. United States*, 403 F.3d 1308, 1321 (Fed. Cir. 2005) (citing *Neider v. Shaw*, 65 P.3d 525, 530 (Idaho 2003)) (noting that "use of 'right-of-way' in the substantive part of the deed creates an easement").

lands abutting the [railroad] corridor have treated the corridor as a separate parcel of land, separate and distinct from the larger parcels bordering the corridor." *Id.* Judge Horn made this same error in *Castillo* and the Federal Circuit overturned Judge Horn's decision.

(iv) The amount of consideration determines the *nature* of the property interest conveyed even if it does not determine the *validity* of the deed.

The Florida Supreme Court wrote, "[t]he law of Florida, however, is that the amount of consideration stated in a deed provides no basis for questioning the *validity* of the deed." *Rogers IV*, 184 So.3d at 1097. The Florida Supreme Court cited two lower appellate court decisions as authority for this proposition, *Kingsland v. Godbold*, 456 So.2d 501 (Fla. Ct. App. 1984), and *Venice East, Inc. v. Manno*, 186 So.2d 71 (Fla. Ct. App. 1966). These cases confirm this distinction between the amount of compensation as informing the *nature* of the interest versus the *validity* of the conveyance in that they held, simply, that a deed is *valid* regardless of the amount of consideration provided.[52] The Florida Supreme Court in *Rogers IV* continued, "[t]he language of the deed determines the *nature* of the estate conveyed." 184 So.3d at 1097 (emphasis added). Thus, the amount of consideration is relevant to determine the *nature* of the interest conveyed, not the *validity* of the conveyance.

3. The Florida Supreme Court's opinion in *Rogers IV* cannot be read as a new rule by which to define established property interests.

The Florida Supreme Court's 2015 opinion in *Rogers IV* cannot be read as announcing a new rule by which to determine these owners' interest in a strip of land used for a railway line for a hundred years. Redefining Florida law governing the interpretation of established property interests. To read *Rogers IV* as announcing a new rule by which to determine the property interests

[52] In *Kingsland*, the court held, "[e]ven nominal consideration [of $10] will support a deed." 456 So.2d at 502. In *Venice East*, the court held that "the law will not consider the adequacy or the sufficiency of the consideration given for a conveyance or transaction." 186 So.2d at 75.

established in these early 1900s documents violates the Supreme Court's injunction against courts redefining the rules governing established understandings of property. See *Preseault I*, 494 U.S. at 23 ("[A] sovereign, 'by *ipse dixit*, may not transform private property into public property without compensation.... This is the very kind of thing that the Taking Clause of the Fifth Amendment was meant to prevent'") (O'Connor, J., concurring).[53] See also *Leo Sheep*, 440 U.S. at 687-88 ("this Court has traditionally recognized the special need for certainty and predictability where land titles are concerned, and we are unwilling to upset settled expectations to accommodate some ill-defined power to construct public thoroughfares without compensation").

This term, in *Tyler v. Hennepin County*, 143 S.Ct. at 1375, the Supreme Court explained, the "Takings Clause does not itself define property. For that, the Court draws on 'existing rules or understandings' about property rights." 143 S.Ct. at 1375 (internal quotation and citation omitted). The Court further explained that "[s]tate law is one important source [of property rights, b]ut state law cannot be the only source." *Id.* If this were so, "a State could sidestep the Takings Clause by disavowing traditional property interests in assets it wishes to appropriate." *Id.* (internal quotation and citation omitted). Thus, the Court continued, "we also look to traditional property law principles, plus historical practice and this Court's precedents."[54] Similarly, in *Stop the Beach Renourishment*, the Supreme Court wrote,

> In sum, the Takings Clause bars *the State* from taking private property without paying for it, no matter which branch is the instrument of the taking. To be sure, the manner of state action may matter: Condemnation by eminent domain, for example, is always a taking, while a legislative, executive, or judicial restriction of property use may or may not be, depending in its nature and extent. But the particular state *actor* is irrelevant. If a legislature *or a court* declares that what was

[53] See, *supra*, note 15.

[54] *Id.* (internal quotations and citations omitted) (citing and quoting, *inter alia*, *Hall v. Meisner*, 51 F.4th 185, 190 (6th Cir. 2022) (Kethledge, J., for the Court) ("[T]he Takings Clause would be a dead letter if a state could simply exclude from its definition of property any interest that the state wished to take.").

> once an established right of private property no longer exists, it has taken that property, no less than if the State had physically appropriated it or destroyed its value by regulation. "[A] State, by *ipse dixit*, may not transform private property into public property without compensation."

560 U.S. at 715 (emphasis in original).

The interest in the property the landowners granted the railroad memorialized by the documents recorded in the early 1900s with the intent and understanding defined by the established law of the day define the nature and extent of the railroad's interest. Furthermore, Florida's statutory law that voluntary grants convey only an easement and Florida's common law defining property interests were the juridical furniture that defined the grantors' understanding and intention. In other words, what interest the railroad acquired in these present-day landowners' property is defined by that interest these present-day owners' predecessors-in-title intended to grant the railroad. Nothing more. Nothing less. The railroad's interest in the strip of land and the original landowner's (and his or her successor-in-title's) interest were sealed in amber when those respective property interests were established. The federal government may not redefine these established property interests without paying the owner "just compensation."

To read the Florida Supreme Court's 2015 *Rogers IV* opinion as announcing a new rule redefining the rules governing established property interests in land subject to railroad rights-of-way would, itself, be a violation of the Fifth Amendment. "States effect a taking if they recharacterize as public property what was previously private property." *Stop the Beach*, 560 U.S. at 714.

III. The text of each document, the context and purpose for which the documents were created, and the "traditional property law principles" and "historical practice" at the time the documents were created demonstrate the railroad was only granted an *easement* to use the strip of land for a railway line.

The recorded documents (or in some cases the lack of any recorded document) defining the railroad's interest in the strip of land across these present-day owners' land fall into four

groups. The **first group** of properties are those in which Seaboard acquired its interest by reason of a 1926 condemnation decree. (the *Condemnation Properties*). See **Exhibit 1** for a table of the ten *Condemnation Properties*.

A **second group** of plaintiffs own land in which the present-day owners' predecessor-in-title signed a voluntary grant in the early 1900s granting or memorializing the railroad's right to operate a railway line across a strip of land. This second group of properties (the *Voluntary Grant Properties*) are divided into nine subgroups based upon the original document. For all these properties, the owners and the government agree upon the original "source deed" applicable to the owner's property. See **Exhibit 1**; **Exhibit 6** (ICC valuation maps of railway corridor).[55] A total of 199 properties are in this second group (not including the two Pendley document properties).

A **third group** of five plaintiffs own land for which there is no recorded instrument granting the railroad any interest in the land. These are the *Prescriptive Easement Properties*. For three of these owners (where the val maps indicate the railroad gained its right-of-way "By Possession") the owners and the government agree that Seaboard (or Seaboard's affiliated-railroad companies) built and operated a railway line across a strip of these owners' land without the benefit of any recorded document. For the other two owners (the Pendley document properties), the railroad also gained its easement by prescription because the Pendley document is a nullity.[56]

[55] Under the Valuation Act of 1913, Congress required the ICC to create a Valuation Bureau to assess, survey, and catalog the country's railroad property in order to regulate fair shipping rates. The Bureau mapped all railroad rights-of-way and determined the source conveyances, if they existed, by which each railroad gained its interest in its right-of-way. These valuation maps are maintained by the National Archives. See **Exhibit 6** (ICC valuation maps of railway corridor).

[56] The property described in the unexecuted, unrecorded Pendley document (**Exhibit 3**) is included in the *Prescriptive Easement* group because, as explained below, the Pendley document is not a valid conveyance lawfully executed by Oscar Pendley or his wife.

For a **fourth group** of thirteen properties (the *Platted Properties*), the government admits the plaintiffs own their land on the date of taking, but the government contends that the plaintiffs' properties are separated from and do not underlie the railroad corridor. The government argues these plaintiffs' deeds to their properties describe that property by reference to a recorded plat the government contends did not extend to the centerline of the adjoining railroad right-of-way, and accordingly, an "intervening parcel" owned by a third party (either the county or the neighborhood association) cuts-off their claims. See **Exhibit 19** (government's interrogatory answers).

A. Group One: The 1926 Condemnation Decree granted only a right-of-way easement for a railway line across ten owners' properties.

Bonnie Tankersley and Mattie Davis owned the fee estate in land across which the Tampa Southern Railroad wanted to build a railway line. Tankersley and Davis did not want to sell their land to the Tampa Southern Railroad and did not want a railway line across their land. So, in September 1925, Tampa Southern Railroad Company sued Bonnie Tankersley and Mattie Davis in federal district court. See **Exhibit 7** (condemnation decree and pleadings). The federal district court's jurisdiction was invoked under diversity of citizenship. See *id.* The railroad filed a condemnation lawsuit for the purpose of acquiring a "right-of-way" to extend the railroad's railway line from Tampa to Sarasota. In its petition, the railroad stated, under oath, that it was condemning the property "*for use as a right of way*" and further that "the taking of the said property by your petitioner [Tampa Southern Railroad] *is for the purpose of its use as a right of way for the construction of its railroad....*" *Id.* at US_0000046-47 (emphasis added). The pleadings further characterize the property as "DESCRIPTION FOR CONDEMNATION OF *RIGHT OF WAY* FOR TAMPA SOUTHERN RAILROAD *THRU LANDS* OF J.C. BISHOP."[57]

[57] *Id.* at US_0000037 (capitalization in original; emphasis added). J.C. Bishop was Tankersley and Davis' predecessor-in-title. See **Exhibit 7**, p. US_0000046 (petition's property description refers to J.C. Bishop as conveying an interest to the railroad by deed dated June 2, 1923).

Federal District Court Judge Lake Jones ordered Tankersley and Davis to "show cause why said property should not be taken for the uses and purposes set forth in the petition filed by the Tampa Southern Railroad Company…and more particularly, why the said lands should not be taken *for use as a right-of-way* by the Tampa Southern Railroad Company...." **Exhibit 7**, p. US_0000031 (emphasis added). Tankersley and Davis opposed the railroad's condemnation, arguing the Tampa Southern Railroad's charter, which allowed Tampa Southern to extend its railway line from Tampa to Sarasota, did not authorize the railroad to condemn property south of downtown Sarasota. See *id.* at US_0000039. The railroad had not paid the compensation for the taking of its right-of-way, and accordingly, the landowners pointed out that the railroad "should not have or maintain its said [condemnation action against these defendants for the reason and because of the fact that the Tampa Southern Railroad Company," as a "private corporation[, is] entitled only to maintain an action of condemnation upon and when it has filed a petition praying the compensation of the property sought to be taken...." *Id.* Tankersley and Davis further stated that because the railroad is a "corporation duly incorporated under the laws of the State of Florida as a public carrier for the operation of a commercial railroad and is authorized to construct, maintain and operate a railroad," the railroad is not authorized to condemn property for the "construction or for its *right-of-way*...beyon[d] its terminus in the City of Sarasota." **Exhibit 7**, pp. US_0000039-40 (emphasis added). The owners argued that a right-of-way across their land (which was south of Sarasota) was "not essential for the construction of its line of railroad from the City of Tampa to the City of Sarasota but [is] beyond the destiny and termination of its purposes and authority and its power to extend and proceed with its said road and with condemnation for its construction or for its *right-of-way*." *Id.* at US_0000040 (emphasis added).

Judge Jones ruled in favor of the railroad, granting the railroad's petition and condemning what the railroad asked the court to condemn – a "right-of-way." See **Exhibit 7**, pp. US_0000013-

15. The court's Judgment provided, "It is considered by the Court that the property therein described by appropriated by the Tampa Southern Railroad Company for *use as a right of way* for said Railroad Company...." *Id.* at US_0000015 (emphasis added). The compensation Tampa Southern Railway must pay Tankersley and Davis was tried to a jury. See *id.* at US_0000015. The jury determined Tampa Southern Railway must pay Tankersley and Davis $61,500 for the 8.98-acre "piece, parcel or strip of land" taken for the right-of-way and pay $5,000 in attorney fees. *Id.* at US_000014-15.[58]

By condemning a "right of way," the district court's 1926 Condemnation Decree granted the railroad only an easement. In *Rogers II*, 93 Fed. Cl. at 623, this Court recognized that "Florida adheres to the unremarkable principle of eminent domain law that the condemnor only acquires interests sufficient to satisfy the purpose of the taking."[59] See also Ely, RAILROADS & AMERICAN LAW, pp. 197-98 ("Prominent experts took the position that, absent statutory provisions expressly authorizing the taking of a fee simple, railroads should receive just an easement in land condemned for their use.") (citing, *inter alia*, Simon F. Baldwin, AMERICAN RAILROAD LAW (1904), p. 77; Isaac F. Redfield, 1 THE LAW OF RAILROADS 270 (6th ed. 1888)).

[58] The jury's verdict in this condemnation lawsuit provides a measure of what comparable property in Sarasota County taken for a railway line was worth in the 1920s. The jury determined the fair market value of the 8.98-acre right-of-way was $61,500 in March 1926, which is $6,849 per acre. By contrast, seven of the other instruments at issue in this case provide consideration of less than $1 per acre, and another deed provides $26.32 per acre (Clough deed).

Instrument	Area	Consideration	Price per acre
Honoré	Over 47.6 acres	$1	Less than $0.02
Florida Mortgage Co. (Book 10, Page 536)	15.96 acres	$1	$0.06
Florida Mortgage Co. (Book 10, Page 532)	14.55 acres	$1	$0.07
Ringling	4.5 acres	$1	$0.22
Sarasota Land Co.	14.32 acres	$5	$0.35
Burton	6.2 acres	$5	$0.81
Neihardt	unspecified	$1	less than $1
Clough	1.9 acres	$50	$26.32
Palmer	68.68	unspecified	unknown
Pendley	unspecified	unspecified	unknown

[59] Citing *Robertson v. Brooksville & Inverness Ry.*, 129 So. 582, 584 (Fla. 1930), and *Trailer Ranch*, 500 So.2d at 507.

In *Seaboard All-Florida Ry. v. Leavitt*, 141 So. 886, 890 (Fla. 1932), the Supreme Court of Florida explained that "the tremendous power of eminent domain, while frequently necessary to be resorted to for the promotion of needful public purposes, is a power which can be abused unless properly safeguarded." As one of the "safeguards," Florida adopted the principle that, "[a] condemning authority exercising the power of eminent domain is not permitted to acquire a greater quantity of property or interest therein than is necessary to serve the public purpose for which the property is acquired." *Trailer Ranch*, 500 So.2d at 507. See also *Canal Authority v. Miller*, 243 So.2d 131, 133 (Fla. 1970) ("It is equally well recognized, however, that an acquiring authority will not be permitted to take a greater quantity of property, or greater interest or estate therein, than is necessary to serve the particular public use for which the property is being acquired.") (citing *Wilton v. St. John's County*, 123 So. 527 (Fla. 1929), and *Staplin v. Canal Authority*, 208 So.2d 853 (Fla. Ct. App. 1968)). In *Robertson v. Brookville & Inverness Ry*., the Florida Supreme Court further explained, "[o]f course, a railroad corporation may not exercise the power of eminent domain to take any land or material it may desire for the economical conduct of its business…. It can only condemn land in its public capacity *for purposes essential to the proper exercise of its franchise*." 129 So. 582, 584-85 (Fla. 1930) (emphasis added).

Thus, under the explicit terms of the condemnation decree, under Florida statute and under common law, the Tampa Southern Railroad Company obtained only an easement allowing the railroad to operate a railway line across the strip of land. Tankersley and Davis and their present-day successors-in-title retained ownership of the fee estate. And, when the strip of land was no longer used for the operation of a railway line, the easement terminated, and the present-day owners held unencumbered title to the land. See *Brandt*, 572 U.S. at 105.

B. Group Two – The *Voluntary Conveyance* Properties.

Florida and other states adopted statutes providing that interest a railroad obtained in land taken by condemnation or by a voluntary grant was only an easement for a railway line not title to the fee estate in the strip of land.

> Every railroad…shall be empowered to cause such examinations and surveys for the proposed railroad…and for such purposes…to enter upon the lands…of any person for that purpose. [And] to take and hold such voluntary grants of real estate…as shall be made to it to aid in the construction, maintenance and accommodation of its road…*but the real estate received by voluntary grant shall be held and used for purposes of such grant only*.
>
> Fla. Stat. §4354 (1920) (emphasis added).

All of the conveyances between the original landowners and the railroad in Group Two state the railroad paid the landowner only nominal consideration of, in most cases, "One Dollar." The most the railroad paid any owner was the "Fifty Dollars" paid to the Cloughs. This is nominal when considered in light of the $61,500 the jury determined the property condemned for a right-of-way across the Tankersley and Davis land was worth in 1926.

In *Behrens* the Federal Circuit explained,

> a conveyance of property to a railroad for nominal consideration is treated as a voluntary grant, and *one dollar is nominal consideration*. Each grant in this case was to a railroad and *for one dollar*. These conveyances were thus *voluntary grants*. Voluntary grants to railroads are easements *even if they are formally worded as grants of fee simple estates*.[60]

In addition to the nominal consideration the railroad paid the owner, these voluntary grants also share the common fact that they describe the property as a "strip of land" conveyed to a railroad corporation for a railway line that already existed or was already surveyed across the land.

[60] 59 F.4th at 1345 (emphasis added; citations omitted) (citing *Brown*, 152 S.W.2d at 653-54, and *Boyles*, 981 S.W.2d at 648).

1. Adrian Honoré granted Seaboard only an easement for the limited purpose of operating a railway line.

Adrian Honoré was Bertha Palmer's brother. He, along with Bertha and her sons, bought much of the land in (what is now) Sarasota County in the early 1900s.[61] To establish a railway line from Sarasota to Venice, Adrian Honoré gave Seaboard Air Line Railway a right-of-way across a strip of his land. See **Exhibit 8** (Honoré conveyance). Forty-seven plaintiffs in this litigation are Adrian Honoré's successors-in-title. See **Exhibit 9** (joint title stipulations, filed as ECF No. 44); **Exhibit 1**. See also Statement of Facts ¶15. The Honoré deed included an explicit reversionary clause, providing,

> This conveyance is made upon the express condition, however that if the Seaboard Air Line Railway shall not construct upon said land and commence the operation thereon with one year of the date hereof of a line of railroad, or, if at any time thereafter the said Seaboard Air Line Railway shall abandon said land for railroad purposes then the above described pieces and parcels of land shall ipso facto revert to and again become the property of the undersigned, his heirs, administrators and assigns.[62]

In *Rogers I*, 90 Fed. Cl. at 430-31, Judge Williams held,

> [T]he words of the Honoré conveyance indicate that the parties intended to create an easement. The Honoré conveyance transferred a "right of way for railroad purposes over and across the...described parcels of land." Further, like the deed in *Irv Enterprises*, the Honoré conveyance placed an explicit limitation on the use of the property interest conveyed and contained an unequivocal stipulation that title would revert to the grantor upon discontinuance of the use of the parcel for its intended railroad purpose. See *Irv Enters.* [*v. Atl. Island Civic Ass'n*, 90 So.2d 607, 609 (Fla. 1956)].

Judge Williams continued and held,

> Like the easements before the *Preseault II* Court, the Honoré conveyance is an express easement, and the extent of the easement created by that conveyance is fixed. [*Preseault II*, 100 F.3d at 1542-43] (quoting 5 RESTATEMENT OF PROPERTY

[61] Sarasota County was created in 1921. Prior to 1921 the property that is now in Sarasota County was in Manatee County.

[62] **Exhibit 8** (Honoré conveyance) (emphasis in original). An essentially identical clause is included in the deed from Bertha Palmer's Estate discussed. See, *infra*, p. 63; **Exhibit 10** (Palmer conveyance).

> §482 (1944)). In Florida, the scope of an easement does not increase with time, and accordingly, the "burden of a right of way upon the servient estate must not be increased to any greater extent than reasonably necessary and contemplated at the time of initial acquisition." *Crutchfield v. F.A. Sebring Realty Co.*, 69 So.2d 328, 330 (Fla. 1954).
>
> Here, as in *Preseault II*, the use of the right-of-way as a public trail while preserving the right-of-way for future railroad activity *was not something contemplated by the original parties to the Honoré conveyance back in 1910*. As the Federal Circuit explained, when examining a right-of-way acquired in 1899, the usage of a right-of-way as a recreational trail is "clearly different" from the usage of the same parcel of land as a railroad corridor. *Preseault II*, 100 F.3d at 1542. As such, the terms of the Honoré easement were limited to use for railroad purposes and did not contemplate use for public trails. Thus, the governmental action converting the railroad right-of-way to a public trail right-of-way imposed a new easement on the landowners and effected a Fifth Amendment taking of their property. *Id.* at 1550.[63]

The government now stipulates the Honoré deed conveyed only an easement for railroad purposes to Seaboard. See **Exhibit 9** (joint title stipulations). See also *Barron v. United States*, No. 21-2181, Gov. Cross-Motion for Summary Judgment, ECF No. 32, p. 10 ("the parties agree

[63] 90 Fed. Cl. at 432 (emphasis and paragraph break added). In *Rogers* the government argued Adrian Honoré gave the railroad title to the fee estate in the strip of land despite the "explicit limitation" and "unequivocal stipulation" in the deed's reversionary clause. *Id.* at 430. Given the plain text of the Honoré conveyance, the government's argument was absurd, and Judge Williams held the deed granted an easement. See *id.* at 432. But after the government lost its liability argument, the government then irresponsibly argued that because the Honoré deed's reversionary clause used the word "abandon," the landowners must prove "as a matter of Florida law that the railroad 'abandoned' the corridor prior to the NITU" – and failing to do so, the property must be valued as being burdened with a railroad easement in the before-condition. *Rogers v. United States*, 101 Fed. Cl. 287, 293 (2011). Thus, after losing its "fee-simple" argument, the government attempted to greatly reduce, if not eliminate, the landowners' compensation by twisting the Honoré deed's reversionary clause against itself. Judge Williams exposed the government's new argument as "misunderstand[ing] the operation of the Trails Act and misconstrue[ing] the conveyance...." *Id.* at 293. Judge Williams further explained that "[i]mposing a requirement that Plaintiffs prove a common law abandonment would also *thwart a proper construction* of the Honoré deed...." *Id.* at 294 (emphasis added). Furthermore, the government's reading of the deed would "imbu[e] the term 'abandon'" in the deed "with a technical legalistic meaning instead of looking at the deed as a whole to discover the intent of the grantor, [which reading] would contravene fundamental principles of interpreting conveyances." *Id.* at 295. Judge Williams concluded by stating the government's argument was a "misguided attempt to inject the issue of common law abandonment into this litigation," which issue was nothing more than "a red herring." *Id.* at 296.

[the Honoré conveyance] granted only an easement"). Therefore, the Court should grant the landowners' motion for summary judgment regarding the Honoré deed.

2. Bertha Palmer's estate granted Seaboard only an easement to operate a railway line across a strip of the estate's land.

One landowner's predecessor-in-title was Bertha Palmer's estate. See Statement of Facts ¶16; **Exhibit 1**. Bertha Palmer died May 5, 1918. Her two sons, Potter Palmer, II, and Honoré Palmer were trustees of her estate. On June 15, 1923, Bertha Palmer's sons executed a document with Tampa Southern Railroad Company "for the sole purpose of transferring to [the railroad] a right of way for railroad purposes...." **Exhibit 10** (Palmer conveyance), p. 4. Like the document from Bertha Palmer's brother, Adrian Honoré, the 1923 deed from Bertha's estate included an explicit reversionary clause providing:

> This deed is given for the sole purpose of transferring to [Tampa Southern Railroad Company] a right of way for railroad purposes, and *upon the express provision* that [Tampa Southern Railroad Company] shall construct its railroad from Bradentown to Sarasota, Florida over said right of way within twenty-four months from the date of this instrument. *Should [Tampa Southern Railroad Company] not construct said railroad as herein set out, or should any part of the said land not be used for railroad purposes, or should same at any time be abandoned for railroad purposes, then the land so abandoned for such purposes, or not used for such purposes shall revert* to Honoré Palmer and Potter Palmer, Trustees under the will of Bertha Honoré Palmer, deceased, their heirs, successors or assigns.[64]

Judge Williams found the almost identical language in the document from Adrian Honoré to be an "explicit limitation on the use of the property interest conveyed and contained an unequivocal stipulation" upon which the right-of-way easement was conditioned. *Rogers I*, 90 Fed. Cl. at 430. Accordingly, the railroad also gained only an easement by means of the Palmer conveyance.

[64] *Id.* (emphasis added).

3. Oscar and Alice Burton memorialized the easement Seaboard was granted for a railway line across the strip of land upon which Seaboard had already built its railway line.

The railroad gained its right-of-way over and across forty-three landowners' properties by the Burton instrument. See Statement of Facts ¶17; **Exhibit 1**. According to the 1910 census, Dr. Oscar Burton was then forty years old, and his wife Alice Burton (née Alice H. Hibbs) was thirty-two years old. See **Exhibit 11** (copy of 1910 census record). Dr. Burton was born in Vermont and his wife Alice was born in Minnesota. Dr. Burton and Alice Burton had four children. In addition to his medical practice, Dr. Burton invested in Sarasota real estate. In 1914, in partnership with Arthur B. Edwards (the first Mayor of Sarasota), the Burtons platted and developed the land in what is now the Avondale Heights community of Sarasota. See **Exhibit 12** (photographs and text of Avondale Heights historic marker).[65]

On February 20, 1909, Oscar and Alice Burton "contracted in writing to sell to Frank S. Colton and Neville Bailey" certain tracts of land in what was then Manatee County, later Sarasota County. Colton and Bailey "transferred to [Sarasota Land Company] all their right and interest in said contract." **Exhibit 13** (Burton conveyance), p. 1. "[The Burtons], with the consent of [Sarasota Land Company]…have agreed to convey unto [Seaboard Air Line Railway]" a "strip of land one hundred (100) feet wide being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as located *across the lands owned by* the [Burtons]." *Id.* (emphasis added).

The land described in the document is a 100-feet wide, 2,700-feet long strip of land. Seaboard paid the Burtons "Five Dollars ($5.00)" for a right-of-way across this land. The Burton's granted the right-of-way to Seaboard and "its successors and assigns, to its or their own proper use

[65] Photographs of this marker are available on the "Sarasota County Centennial" website at: https://www.sarasotacountycentennial.com/category/history. The marker is located at 1100 S. Tamiami Trail in Sarasota.

[and] benefit." **Exhibit 13**, p. 1. The Burtons signed the document in Freeborn County, Minnesota, on October 5, 1910, and George Brown and W.W. Stevenson signed the document on October 18, 1910 in New York City on behalf of Sarasota Land Company. See *id.* at 2. The dower provision states that Alice Burton "executed such deed of conveyance *for such purposes*…." *Id.* (emphasis added). The corporate attestation by Brown and Stevenson states they signed on behalf of Sarasota Land Company "for the *uses and purposes* therein expressed." *Id.* (emphasis added).

Like the Clough and Sarasota Land Company conveyances, the Burton document describes the railroad's interest in the strip of land by reference to the already existing railway line.[66] The interest in the strip of land is described "as located *across the lands owned by the Burtons*." **Exhibit 13**, p. 1 (emphasis added). And the land is described as fifty feet on either side "of said center line." *Id.*

Thus, considering the entirety of the document Oscar and Alice Burton signed, the governing principles of Florida law, and the context in which (and the purpose for which) this document was created, the interest Seaboard obtained in the strip of land was an easement to operate a railway line across the strip of land, not the fee simple estate in the strip of land. When Seaboard's successor-railroads no longer operated a railway across the strip of land, the easement

[66] Lawyers for the railroad corporation almost certainly prepared the form deed Dr. Burton and his wife signed. See RESTATEMENT OF THE LAW (THIRD): SERVITUDES §2.2, pp. 69-70 ("The fact that the grantee is a railroad may also tend to indicate that the instrument should be construed to convey an easement only."). See also *Heath v. First Nat. Bank in Milton*, 213 So.2d 883, 888 (Fla. Ct. App. 1968) ("Any errors or ambiguities in the language of the instrument must be construed more strongly against the drafter of such instrument."); *Consolidated Development & Engineering Corp. v. Ortega Co.*, 158 So. 94, 96 (Fla. 1933) ("any ambiguity in language, or doubt as to the meaning of such release clauses, must be construed *most strongly against* the [party who drafted the document]") (emphasis added); *Security First Fed. Sav. & Loan Ass'n v. Jarchin*, 479 So.2d 767, 770 (Fla. Ct. App. 1985) ("Insofar as the language may be deemed ambiguous, Florida law is clear that any ambiguity in contractual language will be interpreted against the party who selected that language.…"); *Beres v. United States*, 97 Fed. Cl. 757, 801 (2011) (under Washington law, where the railroad drafted the deeds, "any ambiguity in the language of the deeds should be construed against the railroad").

terminated, and the present-day successors-in-title to Oscar and Alice Burton held unencumbered title to the land. See *Brandt*, 572 U.S. at 105; *Preseault I*, 494 U.S. at 8.

4. Sarasota Land Company granted Seaboard an easement for a railway line.

Sixty-one landowners' predecessor-in-title was the Sarasota Land Company. See Statement of Facts ¶18; **Exhibit 1**. In July 1910 the Delaware corporation, Sarasota Land Company's president, George C. Brown, and the company's secretary W.W. Stevenson, signed an instrument that, for "Five Dollars," memorialized Seaboard's interest in "a strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as *located across lands owned by* the [Sarasota Land Company]...." **Exhibit 14** (Sarasota Land Co. conveyance) (emphasis added). The 100-foot-wide strip of land was 6,239 feet-long and contained 14.32 acres. See *id.* Five dollars for 14.32 acres of land is a voluntary conveyance under Florida's statute §2241. See, *supra*, p. 39. See also *Behrens*, 59 F.4th at 1345. This is 35 cents per-acre, which, even in 1910 dollars, is essentially nothing. See, *supra*, note 58. This document memorialized the location of the railroad's *already existing* right-of-way easement across a strip of land the railway had already entered, surveyed and across which the railroad would build a railway line. The document further acknowledges that the strip of land underlying the railway line was "across land owned" by Sarasota Land Company.

Like the Burton conveyance, the language of the Sarasota Land Company document demonstrates the parties understood and intended the interest granted Seaboard to be an easement to operate a railway line "across" a strip of land "owned by" Sarasota Land Co. **Exhibit 14**. Furthermore, the fact that the conveyance's language is identical to the Clough deed indicates Seaboard or its agents likely drafted the deed or used a pre-printed form. Thus, any ambiguity is construed in favor of these landowners. See, *supra*, note 66.

5. Allen and Flora Clough signed an instrument acknowledging Seaboard had an easement across their land for operation of a railway line.

The railroad gained its right-of-way over and across three landowners' properties by means of the Clough instrument. See Statement of Facts ¶19; **Exhibit 1**. On July 27, 1910, Allen and Flora signed a document describing "a strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as *located across lands owned by* the [Cloughs]." See **Exhibit 15**, p. 1 (Clough conveyance) (emphasis added). The strip of land described in this document was 1.9 acres, and the document states Seaboard paid the Cloughs nominal consideration of $50.00. See *id.* Like the documents Sarasota Land Company and the Burtons signed, the Clough document described the strip of land as encumbered by Seaboard's existing railway line. See *id*. The Clough document is a voluntary grant that recognizes the railroad's existing right-of-way to operate a railway line over and "across the lands" that Allen and Flora Clough "owned" in 1910. *Id.* This document did not give Seaboard title to the fee estate in the Cloughs' land.

6. The Florida Mortgage & Investment Company documents recognize Seaboard had only a "right-of-way" easement for railroad purposes.

The Florida Mortgage & Investment Company executed two form documents in 1905 describing strips of land in what was then Manatee County, Florida. See **Exhibit 16** (conveyance recorded at Book 10, Page 532) and **Exhibit 16-A** (conveyance recorded at Book 10, Page 536).[67] The other party to these instruments was the Florida West Shore Railway, a subsidiary of Seaboard. These two documents contain identical wording with regard to everything except the specific dimensions of the strips of land. The Florida Mortgage & Investment Company was the predecessor-in-title to thirty-one landowners. See Statement of Facts ¶20; **Exhibit 1**.

[67] See also **Exhibit 16-B** (transcript of conveyance recorded at Book 10, Page 532) and **Exhibit 16-C** (transcript of conveyance recorded at Book 10, Page 536).

The Florida Mortgage & Investment Company instrument describes itself as an "indenture" and states Florida West Shore Railway paid "One Dollar" for the purpose of obtaining a "right-of-way." **Exhibit 16**, p. 1. The indenture describes the interest obtained by the railroad as "part of the *right-of-way* to be obtained from Col. J. H. Gillespie." *Id.* (emphasis added). The right-of-way across Florida Mortgage & Investment Company's land is described as a strip of land "more clearly shown in red on the attached blue-print dated February 13th, 1905, and made in the office of the Assistant Engineer, Savannah, Ga., which blue-print is hereby made a part of this description." **Exhibit 16-A**, p. 2. See also **Exhibit 16-A**, p. 5 (blueprint of railroad titled, "RIGHT OF WAY ON PART OF FRUITVILLE EXTENSION"). This reference to the blueprints in the "office of the Assistant Engineer in Savannah, Georgia" tells us two additional important points. *First*, the railroad had already surveyed and located the railroad right-of-way. *Second*, the railroad drafted the instruments because the Florida Mortgage Co. did not have an "Assistant Engineer" with an "office in Savannah," but the railroad did. The only rational conclusion from the text of these documents is that these documents were prepared by the railroad in order that the Florida Mortgage & Investment Co. could acknowledge a railroad "right of way" easement the Florida West Shore Railway had already established across the land owned by Florida Mortgage and Investment.

The conveyance of a "right-of-way" to a railroad means that the railroad was granted only an *easement* for railroad purposes. As we explain above at pp. 20-22, the grant of a "right-of-way" is an easement for railroad purposes. See *Mills*, 147 Fed. Cl. at 347. In *Mills*, Judge Bruggink explained that under Florida law, "[i]t is incorrect...to assume that a grant to a railroad of a right-of-way in Florida is necessarily a fee. We think the better view is that a 'right-of-way' for railroad

purposes should be construed according to its natural meaning, *i.e.* '[t]he right to pass through property owned by another.'"[68]

7. Moses Neihardt signed a document acknowledging the railroad's existing easement for a railway line across his land.

In January 1905, Moses Neihardt, then a widower living in rural Missouri, signed a document describing a fifty-foot by fifty-foot tract of land across which he granted an interest in to the Florida West Shore Railways Company. See **Exhibit 17** (Neihardt conveyance), p. 1. Moses Neihardt was the predecessor-in-title to seven landowners. See Statement of Facts ¶21; **Exhibit 1**. The railroad paid Moses Neihardt "One Dollar" for the fifty-foot strip of land. As such, this is a voluntary conveyance under Florida's §2241. See, *supra*, p. 39. See also *Behrens*, 59 F.4th at 1345. According to the government's valuation maps, Moses Neihardt's tract of land was used by the railroad for a railway line. Why would Moses Neihardt, a Missouri widower, intend to convey the railroad title to the fee estate in a fifty-foot-by-fifty-foot strip of land, and why would the railroad desire any greater interest than an easement across this strip of Moses Neihardt's land? Once abandoned as part of a railroad corridor, the fifty-by-fifty-foot strip of land would have no commercial value unless it could be developed with the adjoining land. The Neihardt instrument must be interpreted according to the intent of the parties, which was to convey an easement for operation of a railway. See RESTATEMENT (THIRD): SERVITUDES §2.2, Comment g; *Rogers IV*, 184 So.3d at 1095 (citing *Reid*, 112 So. at 852, and *Saltzman*, 306 So.2d at 539.

[68] Quoting "Right-of-Way" in BLACK'S LAW DICTIONARY (11th ed. 2019). See also Bruce & Ely, THE LAW OF EASEMENTS & LICENSES IN LAND §1:22 ("Generally, courts conclude that a conveyance of a "right-of-way" creates only an easement whether the grantee is an individual, a railroad, or another entity."); *Rogers I*, 90 Fed. Cl. at 428-433; *Nerbonne*, 692 So.2d at 928 n.1; *Brandt*, 572 U.S. at 93; *Cowpasture*, 140 S.Ct. at 1845.

8. The document with Oscar Pendley's name gave the railroad no interest in the strip of land described in the document.

The government alleges that the source of the railroad's interest in the land upon which the railroad built its railway line across two plaintiffs' properties was the unexecuted "Pendley document." See **Exhibit 4**; **Exhibit 1**; Statement of Facts ¶26. The Pendley document is a preprinted form with blanks. "Tampa Southern Railroad Company" is typed into the blank for the "party of the second part" and the name "Oscar H. Pendley" is handwritten into the blank for "party of the first part" but without completing the blanks for Oscar Pendley's state and county of residence. See **Exhibit 4**, p. 1. The signature blocks are blank, as are the notary blocks. See *id.* at 1-2. A typewritten description of a strip of land is included on the preprinted form. See *id.* at 1. Three blueprints of the railway line are attached to the form. See *id.* at 3, 5-6. A typewritten "declaration" by W.G. Forlong, a "Real Estate Agent of the Tampa Southern Railroad Company" made August 28, 1923, in New Hanover County, North Carolina, is attached. See *id.* at 4. Mr. Forlong states on "August 26, 1923, I received a deed executed by O.H. Pendley, dated July 17th, 1923, conveying to Tampa Southern Railroad Company," a strip of land...." *Id.* Mr. Forlong also states, "[t]his deed was not signed by the wife of O.H. Pendley, and was sent out for her signature but has never been returned." *Id.*

The preprinted form has a handwritten name "Oscar H. Pendley," but there is no signature by any party to the document – not even Oscar H. Pendley's – and the document has no executed notarization attesting to the authenticity of the document. See **Exhibit 4**, pp. 1-2, 4. The typewritten description of the property to be conveyed states "a strip of land fifty (50) feet wide, being twenty-five (25) feet on each side of the center line of the Tampa Southern Railroad, as located and to be constructed thru…and adjoining the right of way of the S.A.L. Railway." *Id.* at 1. Three partial copies of blueprints prepared by railroad are attached to the document. *Id.* at 3,

5-6. The blueprints note the right-of-way across and adjoining a tract of land owned by "Oscar H. Pendley & Wife." *Id*. at 5-6.

The Pendley document provides a perfect illustration of how railroad rights-of-way were established or memorialized in the early 1900s. Railroad companies' surveyors would locate a route for the railway line. See, *supra*, pp. 15-16. See also *Preseault II*, 100 F.3d at 1536-37.[69] The railroad's agent would then identify the landowner and then obtain the landowner's signature on a preprinted document providing nominal consideration to acknowledge the railroad's right-of-way.

Here, the unsigned Pendley document granted the railroad nothing. The document is a nullity as a conveyance of any interest in real property. The Pendley document does not satisfy or conform to any of Florida's requirement for conveyance of an interest in real property. See Fla. Stat. §689.01 ("No estate or interest...shall be created, made, granted, transferred, or released in any manner other than by instrument in writing, signed in the presence of two subscribing witnesses by the party creating, making, granting, conveying, transferring, or releasing such estate, interest, or term...."). Thus, the greatest interest Florida Southern Railroad could have acquired in the property Oscar Pendley and his wife owned was a prescriptive easement to operate a railway line across the strip of land, and that is only if the government or railroad could first satisfy the elements required to obtain a prescriptive easement. See discussion, *infra*, pp. 73-75.

[69] The Federal Circuit in *Preseault II* explained, "Here, the evidence is that the Railroad had obtained a survey and location of its right-of-way, after which the Manwell deed was executed confirming and memorializing the Railroad's action. On balance it would seem that, consistent with the view expressed in *Hill*, [where there was some dispute over whether a conveying document had been properly executed and recorded,] the proceeding retained its eminent domain flavor, and the railroad acquired only that which it needed, an easement for its roadway." 100 F.3d at 1536-37.

9. The Charles Ringling Company granted Tampa Southern Railroad Company an easement across a strip of land for a railway line.

The railroad obtained its right-of-way over and across the properties of six landowners by means of the Ringling indenture. See Statement of Facts ¶22; **Exhibit 1**. On May 18, 1925 John Ringling and Louis Lancaster (as secretary of the Charles Ringling Company) signed an "Indenture" dated April 30, 1925 on behalf of Charles Ringling Company as the grantor. **Exhibit 18** (Ringling conveyance). The Tampa Southern Railroad Company paid nominal consideration of "One Dollar." *Id.* at 1. The property is described as "a strip of land fifty (50) feet wide through Lots Numbered" 14, 16, 10, 12 of "Lord's Second Addition to Sarasota Florida" and "also a Strip of land fifty (50) feet wide, being twenty-five feet on each side of the centerline of the Tampa Southern Railroad, as located and to be constructed…." *Id.* at 1-2. The land "through" the lots of Lord's Second addition also describe the interest granted the railroad as "a strip of land fifty (50) feet wide, being twenty-five (25) feet on each side of the centerline of the Tampa Southern Railroad, as located and to be constructed."[70] *Id.* The description of the strip of land through the platted lots in Lord's Second Addition describe the interest as "said strip of land being bounded on the south by north line of the right of way of the Seaboard Air Line Railway." *Id.*

The Ringling conveyance contains the following features: (a) it is for consideration of "One Dollar;" (b) it was for a "strip of land;" (c) the interest was described as "*through*" platted lots; (d) the strip of land was described by reference to the existing…*right of way* of the Seaboard Air Line Railway; and (e) the interest conveyed to Tampa Southern Railroad Company was described as twenty-five feet "or each side of the centerline of the Tampa Southern Railroad, *as located and to be constructed through*" the land described. **Exhibit 18**, pp. 1-2 (emphasis added). These features

[70] The reference to "Lord's Second Addition" is to a plat J.H. Lord caused to be recorded in the development of Sarasota.

mean this is a voluntary grant of a railroad right-of-way for nominal consideration. The boilerplate language "fee simple forever" does not change this conclusion. See *Preseault II*, 100 F.3d at 1535-36. The word "fee" means the interest is inheritable and must be read in light of the entire document. A servitude, such as an easement, can be inheritable. See, *supra*, pp. 28-29. Thus, even though the Ringling instrument "appears to be the standard form used to convey a fee simple title," as the Federal Circuit held in *Preseault II*, "despite the apparent terms of the deed indicating a transfer in fee, the legal effect was to convey only an easement." 100 F.3d at 1535-36

The valuation maps demonstrate that, when the Ringling Company granted this right-of-way in 1925, Seaboard had already built its railway line between Sarasota and Venice. Tampa Southern Railroad was extending a railway line from Tampa into downtown Sarasota, and Tampa Southern's new railway line paralleled a segment of the existing Seaboard Air Line Railway's line. See **Exhibit 6** (valuation maps). The Charles Ringling Company did not intend to give Tampa Southern title to the fee estate in the strip of land "through" the Charles Ringling Company's land.

C. Group Three – The *Prescriptive Easement* Properties.

For a group of properties, the government agrees there is no recorded document granting the railroad *any interest* in the land across which the railway line was built. See **Exhibit 5** (joint title stipulations regarding source conveyances); **Exhibit 1**; Statement of Facts ¶¶24-25. The government's valuation maps describe the railroad's interest in these segments of the railway line as acquired "By Possession." See **Exhibit 6** (valuation maps). See also **Exhibit 5** (joint title stipulations) (stating "By Possession"); **Exhibit 21** (Appendix A to government interrogatory answers) (stating "No recorded conveyance").[71]

[71] For the reasons explained above, the railroad only gained an easement by prescription over and across the properties relevant to the Pendley document. See, *supra*, pp. 70-71.

When a railroad enters an owner's land, builds a railway line across a strip of the owner's land and runs trains across this strip of land for one hundred years without ever obtaining any recorded deed from the owner, the railroad has only an easement to use the owner's land for railroad purposes. See *Rogers I*, 90 Fed. Cl. at 429 ("Under Florida Law, and easement by prescription is created by methods substantially similar to those by which title is obtained through adverse possession.") (citing *Downing v. Bird*, 100 So.2d 57, 64 (Fla. 1958)). As this Court held with regard to this same rail-trail corridor, "the rights obtained from a prescriptive easement are akin to an ordinary easement, in which title to the land remains with the owner of the servient estate." *Id.* (citing *Downing*, 100 So.2d at 64). In *Mills*, Judge Bruggink held,

> The best distillation of the law in Florida is that, when a railroad company takes land under color of its statutory charter but without an agreement and without a condemnation proceeding, it does not divest the landowners of title and that the railroad merely obtains perpetual use of the land for the purposes of its incorporation, *i.e.* an easement for railroad purposes.[72]

These prescriptive easement properties do not present a close question. The government admits there is no recorded document granting the railroad any interest in the strip of land. See **Exhibit 5** (joint title stipulations regarding source conveyances). The government's own valuation maps state the railroad's interest was only acquired "by possession." As such, the railroad's interest in the strip of land across which the railroad operated a railway line was an easement limited to the use of the strip of land for operation of a railway line. As Professors Bruce and Ely explain in THE LAW OF EASEMENTS & LICENSES IN LAND §5.1,

> [e]asements may arise by adverse use of another's land. Prescriptive easements are based on the notion that if one uses the property of another for a certain period without permission and the owner fails to prevent such use, the prolonged usage should be treated as conclusive evidence that the use is by right. The process of

[72] 147 Fed. Cl. at 349-50 (citing *Florida Southern R. Co. v. Hill*, 23 So. 566 (Fla. 1898), and *Pensacola & Atl. R.R.*, 21 Fla. at 152). Judge Bruggink in *Mills* further stated that it is not necessary to consider "the issue of whether plaintiffs have established the elements of adverse possession or right of use by prescription." *Id.* at 350.

> obtaining an easement by prescription is closely analogous to that of securing title to land by adverse possession.

Furthermore, the government (as the party in the position of the railroad claiming an interest in property by longstanding use of the land) has the burden of establishing the existence of a prescriptive easement. See *id.* §5.3 ("courts carefully scrutinize claims of easement by prescription because the recognition of such a servitude is inconsistent with the right of the servient owner to fully utilize the servient land"). Bruce and Ely continue, "it follows that the burden of providing the existence of a prescriptive easement rests on the claimant, and doubt will be resolved in favor of the landowner." *Id*. See also *Downing*, 100 So.2d at 65. To establish its claim to this property the government must establish the railroad's use of the property was (a) adverse to the interest of the owner of the land, (b) open and notorious, (c) continuous and uninterrupted. See generally Bruce & Ely §5:3.

The government has not established these elements. And, even if the government can establish these elements, the greatest interest the government could claim is a prescriptive easement not title to the fee estate in the strip of land.

D. Group Four – the *Platted* Properties.

Thirteen plaintiffs acquired title to their property by deeds describing the property they acquired by reference to a platted lot adjoining the railway line. These lots are in four platted subdivisions, including Oakwood Manor, Hagar Park, the Oaks at Woodland Park, and Old Forest Lakes. According to the Valuation Maps and stipulations, the railroad's interest in the strip of land across these owners' properties was established by the Pendley document (which, as discussed above, is a prescriptive easement), the Palmer conveyance (executed in 1923), the Florida Mortgage Co. conveyance (executed in 1905), and the Sarasota Land Company conveyance (executed in 1910). See **Exhibit 1**; Statement of Facts ¶¶28-30. The government contends these thirteen landowners' properties are not adjacent to the abandoned railroad corridor because a third

party owns an intervening strip of land. See **Exhibit 19** (Appendix B to government interrogatory answers).

The land was platted as platted subdivisions with individual lots identified by lot numbers referencing the recorded plat rather than individual metes and bounds descriptions of the boundaries of each lot. See discussion of centerline presumption and the Federal Circuit's decision in *Castillo*, *supra*, pp. 31-35. Robert Cunningham and other experts of the Stantec civil engineering firm mapped these owners properties and overlaid the government's valuation maps onto aerial photographs and Global Information System (GIS) property boundaries obtained from the Sarasota County records. **Exhibit 20** (Stantec decl.) ¶¶2-5 and exhibits A-1, A-2, and A-3.

Some of these owner's property parallels the former railroad right-of-way easement and a drainage easement. Under Florida's centerline presumption, the owners of these platted lots own the land extending to the centerline of the former railroad right-of-way. See *Castillo*, 952 F.3d at 1321-22. The subsequent creation of a right-of-way easement for a drainage canal did not overcome the centerline presumption.

These thirteen plaintiffs whose title references recorded plats owned the fee estate in the land extending to the centerline of the former railroad right-of-way. When the federal government encumbered these owners' land with a new easement for a rail-trail corridor the government took these owners' private property for which the government must pay the owners just compensation.

1. Oakwood Manor, Hagar Park, and the Drainage Easement.

The railroad's interest in the land platted and developed as Oakwood Manor was, at most, a prescriptive easement. See, *supra*, pp. 24-25, 70-71 (discussion of the Pendley document). A portion of this land is also encumbered for a drainage canal. The drainage canal easement was established after and paralleled the railway line. Sarasota County and its predecessor drainage district never held title to the fee estate in the land encumbered with the drainage easement.

The development of land in Florida required canals to drain swamp land for cultivation and development and to provide stormwater drainage to ameliorate flooding from hurricanes.[73] Section 1099 of Florida's statutes created drainage districts to establish drainage canals.

The Sarasota-Fruitville Drainage District was formed in 1921. See **Exhibit 20** ¶6 and attached **Exhibit B**. In July 1961, the Sarasota Fruitville Drainage District was dissolved with all of the drainage district's assets including, "*all right-of-ways* described in [the] Chancery order … *All right-of-ways* and easements of said district gained by prescription, [and] all other *right-of-ways and easements*…and all interests in land" to Sarasota County by a quit-claim indenture recorded at Book 315, Page 378. **Exhibit 20 (Exhibit B**), p. 1 (emphasis added).

As successor to the Sarasota-Fruitville Drainage District, Sarasota County holds a fifty-two-foot-wide stormwater drainage easement running across the Oakwood Manor owners' land. See **Exhibit 20** (Stantec decl.) ¶6 and accompanying **Exhibit B**.[74] These records are attached as an exhibit to the Stantec declaration. These records describe the drainage easement as "a strip of land 75 feet wide" with "metes and bounds descriptions...taken and condemned for *rights of way* for [the Fruitville] drainage district...." **Exhibit B**, p. 9 ¶470, p. 8 (emphasis added). As depicted in **Exhibit C** to the Stantec declaration, the Sarasota County drainage easement runs adjacent to and across the plaintiffs' properties and the Legacy Trail right-of-way. See also Statement of Facts ¶29(a). The fifty-two-foot-wide drainage easement also encumbers the Booth property, which was part of the Hager Park subdivision. See **Exhibit 20** (Stantec decl.) ¶7 and accompanying **Exhibit**

[73] See Erin Preston, *History of St. John's River Water Management District*, available at: https://www.youtube.com/watch?v=Xl6Re90qamQ.

[74] The documents relating to Sarasota County's drainage easement are recorded at Book 315, Pages 378 and 379 (including a court condemnation order in *In the Matter of Petition for Formation of Sarasota Fruitville Drainage District*, dated October 2, 1923), and Chancery Book 3, Pages 206 and 240 (Paragraph 470), and the original Oakwood Manor Estates deed in Official Records Book 2076, Page 655. See Statement of Facts ¶29(a).

D and **Exhibit E**; Statement of Facts ¶29(b).[75] The Oakwood Park and Hagar Park predecessor-in-title was O.H. Pendley. See **Exhibit 20** ¶5. The railroad obtained its railway right-of-way easement across the Hagar Park subdivision land by means of the Florida Mortgage Company conveyance recorded in Book 10, Page 532. *Id.*

Thus, Sarasota County does not own the fee estate in the strip of land used for the drainage canal easement. The existence of a parallel easement for a drainage canal now held by Sarasota County does not change the boundaries of the land to which the owners of the platted lots hold title. The plaintiffs own the fee estate in the land extending to the center of the former railroad right-of-way.

2. The Oaks at Woodland Park.

Six plaintiffs own land described in the Oaks at Woodland Park plat adjoining the former railroad right-of-way. See **Exhibit 20** ¶5. These plaintiffs' predecessor-in-title was the Florida Mortgage Company. See *id*.; Statement of Facts ¶29(c). Under Florida's centerline presumption, these plaintiffs hold title to the fee estate in the land extending to the centerline of the former railroad right-of-way. See *Castillo*, 952 F.3d at 1321-22. The government disputes these owners' title to the land under the railway line, contending a maintenance easement "intervenes" between the Oaks at Woodland Park owners' property and the rail-trail corridor. See **Exhibit 19**. But, as the Cunningham declaration and Stantec mapping demonstrate, the owners hold title to the center

[75] The recorded documents relating to this parcel are the Hager Park 2 plat, recorded at Plat Book 10, Page 68, the Sarasota-Fruitville Drainage District indenture, recorded at Book 315, Pages 378 and 379, and the court order recorded at Chancery Order Book 3, Page 206 and Pages 241 (Paragraph 491) and 242 (Paragraphs 492-494). *Id.* These documents are attached to the Stantec declaration as **Exhibit D**. The plat describes the drainage canal right-of-way as an easement running along the northern boundary of the subdivision as the "SARASOTA – FRUITVILLE DRAINAGE DISTRICT CANAL" and describes an additional triangle-shaped drainage easement adjacent to the Booths' property (lying between the drainage canal easement and the railroad right-of-way) as "DRAINAGE EASE'T." *Id.*

of the former railroad line. See **Exhibit 20** (Stantec decl.) ¶8 and accompanying **Exhibit F** and **Exhibit G**.[76] Accordingly, the plaintiffs own the fee estate in the land extending to the center of the former railroad right-of-way.

3. The Old Forest Lakes subdivision.

Sarasota Land Company was the predecessor in title to the present-day owners of property in the Old Forest Lakes subdivision. **Exhibit 20** ¶5. In 1910 Sarasota Land Company memorialized the easement the railroad was granted for a railway line across a strip of land Sarasota Land Company owned. See **Exhibit 14** and discussion, *supra*, p. 66. The Old Forest Lakes subdivision was platted in 1912. See **Exhibit 20** ¶9 and accompanying **Exhibit H** (plat). At the time, the land was owned by Bertha Palmer and Adrian Honoré, who platted and developed the tract of land and sold the lots to individual owners describing the property by reference to the recorded plat. The Forest Lakes Association deed described a five-foot-wide drainage easement dedicated to the Old Forest Lakes Association. See **Exhibit 20** ¶9 and accompanying **Exhibit H**,

[76] On March 26, 1996, Woodlands Park Development, Ltd., and Atlantic Assets, Inc., granted an easement to Florida Power & Light Company recorded at Book 2865, Pages 2458-66, for construction, operation, maintenance of electric equipment, adjacent to the railroad right-of-way. **Exhibit 20** ¶8(a). Then, on July 29, 1996, Atlantic Assets, Inc., quitclaimed its interest in the property described in a quit claim deed recorded at Book 2894, Pages 2041-43, to Woodlands Park Development, Ltd. *Id.* On September 28, 1998, Woodlands Park Development, Ltd., quitclaimed its interest in the property described in Official Record Instrument No. 1998130381 to Oaks at Woodland Park Homeowners Association, Inc. *Id.* Woodland Park Homeowners Association is the plaintiff and present-day owner of this land. *Id.* The property described in the Quit Claim Deed between Woodlands Park Development, Ltd., and the Oaks at Woodland Park Homeowners Association, Inc., includes "Tract A" of the property described in the Oaks at Woodland Park Phase I plat, executed on June 8, 1996, recorded in Plat Book 38, Page 11D. *Id.* The Oaks at Woodland Park Phase I plat depicts Tract A as abutting the Seminole Gulf Railway right-of-way (now the Legacy Trail right-of-way). *Id.* ¶8(b). The plat also depicts Plaintiff Kimberly Dawn Hewitt's property as lot 39 (the Hewitt property is also depicted as lot 39 on Page 11C of Plat Book 38, with the Dodson property depicted as lot 41 and the Puccio property depicted as lot 42 on Page 11C of Plat Book 38). *Id.* The Oaks at Woodland Park Phase I plat also depicts the "utility and access easement" corresponding to the easement granted to Florida Power & Light Company as abutting the Seminole Gulf railroad right-of-way and running over and across Tract A (Oaks at Woodland Park Homeowner's Assoc. property) and lot 39 (Hewitt property). *Id.*

pp. 2, 4 and **Exhibit I**. Three plaintiffs own the land under the drainage easement and the rail-trail. See *id.* ¶9 ("As depicted on **Exhibit I**, the five-foot-wide drainage easement runs adjacent to and abuts the plaintiffs' properties and the right-of-way."); Statement of Facts ¶¶29(d), 30.

CONCLUSION

This Court should grant these 214 landowners' motion for summary judgment. For the condemnation and prescriptive easement claims, the government can advance no credible argument that the interest the railroad obtained was anything more than an easement. And for the voluntary conveyances, the interest these owners' predecessors-in-title granted or gave the railroad in the strip of land across which the railroad operated a railway line for a century was an *easement*, not title to the fee simple estate. All agree that the grantors' intent governs the interpretation of these documents, and the documents manifest the grantors' intent to grant the railroad an easement for railroad purposes across their land. And the grantors' intent to convey an easement is clear when the Court, as it must, considers the circumstances and context in which these documents were created in the early 1900s, the nominal consideration the railroad paid, and the undisputed understanding that the purpose for which these documents were created was to establish a railway.

Under the Federal Circuit's guidance in *Preseault II*, which has recently been further expounded upon by the Federal Circuit in *Behrens* and *Castillo*, and with relevant Florida law recently determined by this Court in *Mills* (analyzing this Court's decisions and the Florida Supreme Court's decision in *Rogers*), this Court must conclude that all of the instruments at issue conveyed only an easement to the railroad for operation of a railway. Accordingly, this Court should grant summary judgment in favor of these plaintiffs and find the government obligated to pay these owners "just compensation" and proceed to determine the specific compensation the government must pay each plaintiff.

Respectfully submitted,

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IN THE UNITED STATES COURT OF FEDERAL CLAIMS

4023 SAWYER ROAD I, LLC, *et al.*, Plaintiffs, v. UNITED STATES OF AMERICA, Defendant.	No. 19-757L Judge Edward H. Meyers

PLAINTIFF-LANDOWNERS' STATEMENT OF UNCONTROVERTED MATERIAL FACTS

This statement of uncontroverted material facts is submitted in support of the plaintiff-landowners' motion for partial summary judgment under Rule 56(c).

1. The rights-of-way Sarasota landowners granted the Seaboard Air Line Railway and its affiliated railroad companies in the early 1900s were for the purpose of building and operating a railway line between Sarasota and Venice. The Seaboard Air Line Railway was an amalgamation of more than ten southeastern railroad companies created in the late 1880s.[1]

2. The Seaboard Air Line Railway was chartered and incorporated on April 10, 1900, by the Virginia Legislature Act of January 12, 1900.[2] At the turn of the last century much of the

[1] The development of Sarasota County, Florida, and the creation of the Seaboard Air Line Railroad (Seaboard) railway line from Sarasota to Venice informs the context and purpose for which the these plaintiff-landowners' predecessors-in-title granted Seaboard the right-of-way that is at issue in this litigation. For a fuller discussion of the relevant history of Sarasota and the details of the establishment and demise of the Sarasota-to-Venice railway line and creation of the Legacy Trail, see the Fourth Amended Complaint, ECF No. 34 ¶¶4-9. See also the plaintiffs' memorandum in support of their motion for summary judgment in the related Legacy Trail cases, *Barron v. United States*, No. 21-2181L, ECF No. 31-2, pp. 5-13. See also this Court's decisions in *Rogers v. United States*, 90 Fed. Cl. 418 (2009), *McCann Holdings, Ltd. v. United States*, 111 Fed. Cl. 608 (2013), and *Childers v. United States*, 116 Fed. Cl. 486 (2013).

[2] A 1946 district court receivership reorganized the railroad as the Seaboard Air Line Railroad. In 1967 Seaboard merged with its rival, Atlantic Coast Line Railroad, to become the Seaboard Coast Line Railroad. The Chesapeake & Ohio acquired Seaboard, and these railway lines became part

land in what is now Sarasota County, Florida, was owned by Bertha Palmer and members of her family, including her son Adrian Honoré.

3. Under the Valuation Act of 1913, Congress required the Interstate Commerce Commission to create a Valuation Bureau to assess, survey, and catalog the country's railroad property in order to regulate fair shipping rates. The Valuation Bureau inventoried railroad company property and mapped all railroads' interest in their rights-of-way. These valuation maps are maintained by the National Archives. Using the federal government's valuation maps and recorded land title documents in Manatee and Sarasota counties, the landowners have determined the original conveyances by which Seaboard and its related railroad companies acquired an interest in the land used for the railway line between Sarasota and Venice. Stantec, plaintiffs' mapping expert, overlayed the valuation maps on Sarasota County's GIS aerial photos and property information for each plaintiff that is publicly available. See **Exhibit 20** (Stantec decl.) ¶5 (parcels were digitally overlayed "on top of the valuation maps of the railroad corridor in order to determine the specific instrument" that "applied to each portion of the railroad corridor by which the railroad obtained its interest in the property then-owned by each of the plaintiffs' predecessors-in-title").

4. By forcing these plaintiff-landowners to file this inverse condemnation action – instead of affirmatively condemning their land – the government forced upon these landowners the burden and expense of retrieving these government-created maps, researching more than a

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of what is today the CSX System. See CORPORATE HISTORY OF THE SEABOARD AIR LINE RAILWAY COMPANY (1922), p. 83. 1. Seaboard was the first railroad to extend a railway line from Tampa to Sarasota. Karl Grismer, THE STORY OF SARASOTA (1946), pp. 133-135. The first Seaboard train reached downtown Sarasota in March 1903. *Id.* The Atlantic Coast Line (through its subsidiary the Tampa Southern Railroad) began extending its railway line from Tampa toward Sarasota in 1917, eventually reaching downtown Sarasota in 1923. The Tampa Southern Railroad was chartered in January 1917 and became a subsidiary of the Atlantic Coast Line Railroad. The Atlantic Coast Line Railroad and Seaboard merged in 1957.

century of title documents, and mapping their properties to bring their claims for compensation. Using the valuation maps and publicly-recorded conveyances and other documents in the Sarasota and Manatee County court records and land title records, the government and plaintiffs agreed upon the original conveyance that relates to each present-day landowner's property. See **Exhibit 1** (listing of plaintiff-landowners by conveyance instrument or lack thereof); **Exhibit 5** (joint title stipulations); **Exhibit 9** (joint title stipulations regarding most Honoré properties); **Exhibit 21** (government discovery responses).

5. Over a half-million people used the Legacy Trail from March 2021 to March 2022 with nearly 100,000 people using the trail in March 2022.[3]

I. The invocation of the Trails Act[4] and the taking of these plaintiff-landowners' properties for the extension of the Sarasota Legacy Trail federal recreational rail-trail.

6. After acquiring its railroad right-of-way, Seaboard Air Line Railway went through a series of bankruptcies, and Seaboard's assets (including its interest in the Sarasota-to-Venice railroad right-of-way) wound up in the hands of successor-railroads. The right-of-way at issue in this case was transferred to CSX Transportation, Inc. (CSX), which leased the railway line to Seminole Gulf Railway, L.P. (Seminole Gulf).

7. In March 2019, Seminole Gulf requested that the Surface Transportation Board (the Board) authorize the railroad to abandon a 7.68-mile-long segment of rail line known as the Venice Branch Line between milepost SW 890.29, on the north side of Ashton Road, and milepost SW 884.70, and between milepost AZA 930.30 and milepost AZA 928.21, on the north side of State Highway 780 (Fruitville Road) within the City of Sarasota, Sarasota County, Florida. See Exhibit

[3] See https://www.friendsofthelegacytrail.org/trail-usage-statistics.

[4] National Trails System Act of 1968 (as amended in 1983), codified at 16 U.S.C. §1241, *et seq*.

2 to Plaintiffs' Fourth Amended Complaint, ECF No. 34-1 (Abandonment Petition, (STB Docket No. AB-400 (Sub-No. 7X)) March 8, 2019). Seminole Gulf affirmed that "No local or overhead traffic has moved over the Subject Line since prior to 2007, a period of more than ten years." *Id.* at 3.

8. Seminole Gulf told the Board the railroad wanted to abandon the railway line between Sarasota and Venice. Sarasota County asked the Board to invoke section 8(d) of the Trails Act and authorize Seminole Gulf and CSX to transfer the otherwise-abandoned right-of-way to Sarasota County to create the northern extension of the Legacy Trail. See Exhibit 3 to Plaintiffs' Fourth Amended Complaint, ECF No. 34-1 (letter of April 22, 2019, requesting interim trail use (STB Docket No. AB 400 (Sub No. 7X)).[5]

9. On May 14, 2019, the Board issued an order (called a Notice of Interim Trail Use or Abandonment (NITU)) invoking section 8(d) of the Trails Act. See Exhibit 4 to Plaintiffs' Fourth Amended Complaint, ECF No. 34-1. The Board's order invoked the Trails Act providing that "[u]se of the right-of-way for trail purposes is subject to possible future reconstruction and reactivation of the right-of-way for rail service." *Id.* at 2. This same Seaboard railroad right-of-way was also the subject of the Trails Act litigation in the *Rogers* series of cases. See *Rogers v. United States*, 90 Fed. Cl. 418 (2009); *Childers v. United States*, 116 Fed. Cl. 486, 497 (2014); *McCann Holdings v. United States*, 111 Fed. Cl. 608, 614 (2013). The *Rogers* litigation involved an April 2004 NITU invoking section 8(d) for a twelve-and-one-half-mile-long segment of the Sarasota-to-Venice Legacy Trail corridor. The portion of the Sarasota-to-Venice right-of-way that was the subject of the *Rogers* litigation is south of the segment of abandoned railway right-of-way

[5] For the Court's convenience and for clarity of organization of the record, the exhibits attached to and filed with Plaintiffs' Fourth Amended Complaint are attached hereto as **Exhibit 2**.

that is the subject of this litigation.

10. Seaboard gained its railroad right-of-way across the landowners' property by prescription, by condemnation, and through several written conveyance instruments. These instruments included the right-of-way easement conveyed by Adrian Honoré.

II. The 214 plaintiff-landowners' in this case (organized for convenience into four groups) owned their property adjacent to the abandoned railway corridor on the date of taking, May 14, 2019.

A. *Group 1 Condemnation Decree Properties* – for ten landowners, the railroad gained its right-of-way by condemnation.

11. For a group of ten plaintiff-landowners listed in Exhibit 1 (*Group 1 Condemnation Decree Properties*), the railroad condemned its railroad right-of-way over and across their land as set forth in the Judgment of the U.S. District Court for the Southern District of Florida in *Tampa Southern Railroad v. Tankersley, et al*. See **Exhibit 5** (Joint Title Stipulations, filed as ECF No. 70, stipulating that the U.S. District Court Condemnation Judgment is the relevant source conveyance for these ten plaintiffs). See also **Exhibit 7** (U.S. District Court Condemnation Judgment).

12. Dominic and Kathleen Booth acquired their property adjacent to the abandoned railway corridor in 2007. See Fourth Amended Compl., ECF No. 34 ¶¶45-48 and accompanying exhibits 29-30.[6] Sean and Darcy Byrnes acquired their property adjacent to the abandoned railway corridor in 2004. *Id.* ¶¶65-68 and accompanying exhibits 41-42. John Ermilio acquired his property adjacent to the abandoned railway corridor in 2005. See Fourth Amended Compl., ECF No. 34 ¶¶141-144 and accompanying exhibits 79-80. Steven and Linda Fineout acquired their property adjacent to the abandoned railway corridor in 2001. *Id.* ¶¶153-156 and accompanying

[6] For the Court's convenience and for clarity of organization of the record, the exhibits attached to and filed with Plaintiffs' Fourth Amended Complaint are attached hereto as **Exhibit 2**.

exhibits 85-86. Paul Hoerning and Courtney Joachim acquired their property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶517-520 and accompanying exhibits 268-269. Gary P. Hurst acquired his property adjacent to the abandoned railway corridor in 1988. *Id.* ¶¶245-248 and accompanying exhibits 131-132. Suzanne McDonald acquired her property adjacent to the abandoned railway corridor in 2003. *Id.* ¶¶357-360 and accompanying exhibits 189-190. David G. Sadler acquired his property adjacent to the abandoned railway corridor in 1992. *Id.* ¶¶469-472 and accompanying exhibits 245-246. David Stebbins acquired his property adjacent to the abandoned railway corridor in 1997. *Id.* ¶¶505-508 and accompanying exhibits 262-263. Patricia, Richard, and Jonathan Varley acquired their property adjacent to the abandoned railway corridor in 2014. *Id.* ¶¶537-540 and accompanying exhibits 278-279.

13. All of the Group 1 plaintiffs owned their property abutting and underlying the railroad right-of-way on May 14, 2019, the date the Board issued the NITU. See Exhibits 5 through 452 to Plaintiffs' Fourth Amended Complaint, ECF No. 34. See also **Exhibit 6** (valuation maps); **Exhibit 5** (joint title stipulations).

B. *Group 2 Voluntary Conveyance Properties* – for 199 landowners, the railroad gained its right-of-way by means of a written conveyance instrument, including the Honoré, Burton, Clough, Florida Mortgage, Neihardt, Palmer, Ringling, and Sarasota Land Company instruments.

14. For a group of 199 plaintiff-landowners listed in Exhibit 1 (*Group 2 Voluntary Conveyance Properties*), the railroad gained its right-of-way over and across their land by means of a written conveyance. See **Exhibit 1**; **Exhibit 5** (Joint Title Stipulations); **Exhibit 9** (Joint Title Stipulations regarding Honoré properties).[7]

[7] **Exhibit 9** lists all but three of the Honoré properties. **Exhibit 5** lists, *inter alia*, the remaining three Honoré properties (the claims of John and Joanne Cisler, Kassandra Luebke and Elaine Luebke, and Thomas Pearson).

15. For forty-seven landowners, listed on **Exhibit 1**, the railroad gained its right-of-way over and across their land by means of the written instrument between Adrian Honoré and the Seaboard Air Line Railway, executed in 1910, recorded in Book 23, Page 127, of the county records (Honoré conveyance). See **Exhibit 8** (Honoré conveyance); **Exhibit 8-A** (transcript of Honoré conveyance); **Exhibit 5** (joint title stipulations); **Exhibit 9** (joint title stipulations regarding Honoré landowners). 4023 Sawyer Road 1, LLC, acquired its property adjacent to the abandoned railway corridor in 2013. See Fourth Amended Compl., ECF No. 34 ¶¶1-4 and accompanying exhibits 5-6.[8] Julia Adkins and Austin Murphy acquired their property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶9-12 and accompanying exhibits 9-10. Randal and Joyce Albritton acquired their property adjacent to the abandoned railway corridor in 1997. *Id.* ¶¶13-16 and accompanying exhibits 11-12. Louis L. Alderman, Jr., as Trustee of the Louis L. Alderman 2013 Revocable Trust acquired his property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶17-20 and accompanying exhibits 13-14. Bradley and Susan Anderson acquired their property adjacent to the abandoned railway corridor in 1999. *Id.* ¶¶701-704 and accompanying exhibits 359-360. Geoffrey L. Bolton acquired his property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶37-40 and accompanying exhibits 25-26. Nicholas and Danette Boris acquired their property adjacent to the abandoned railway corridor in 2012. *Id.* ¶¶813-816 and accompanying exhibits 416-417. Endia and Gary Callahan acquired their property adjacent to the abandoned railway corridor in 2015. *Id.* ¶¶73-76 and accompanying exhibits 45-46. Martin Carrillo-Plata acquired his property adjacent to the abandoned railway corridor in 2002. *Id.* ¶¶77-80 and accompanying exhibits 47-48. John and Joanne Cisler acquired their property

[8] For the Court's convenience and for clarity of organization of the record, the exhibits attached to and filed with Plaintiffs' Fourth Amended Complaint are attached hereto as **Exhibit 2**.

adjacent to the abandoned railway corridor in 1977. *Id.* ¶¶89-92 and accompanying exhibits 53-54. Steven and Virginia Courtenay acquired their property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶97-100 and accompanying exhibits 57-58. Elise J. Duranceau acquired her property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶129-132 and accompanying exhibits 73-74. William and Brooke Grames acquired their property adjacent to the abandoned railway corridor in 1999. *Id.* ¶¶193-196 and accompanying exhibits 105-106. Vincent and Karen Guglielmini acquired their property adjacent to the abandoned railway corridor in 200. *Id.* ¶¶201-204 and accompanying exhibits 109-110. Noel K. Harris acquired his property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶217-220 and accompanying exhibits 117-118. Angelo and Sarah Hoag acquired their property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶233-236 and accompanying exhibits 125-126. Larry E. Hudspeth acquired his property adjacent to the abandoned railway corridor in 2005. *Id.* ¶¶241-244 and accompanying exhibits 129-130. Daniel and Kristin Jadush acquired their property adjacent to the abandoned railway corridor in 1999. *Id.* ¶¶265-268 and accompanying exhibits 141-142. Judy H. Johnson acquired her property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶609-612 and accompanying exhibits 316-317. Kenneth and Margaret Kellner acquired their property adjacent to the abandoned railway corridor in 1997. *Id.* ¶¶281-284 and accompanying exhibits 149-150. Joseph R. Knight acquired his property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶653-656 and accompanying exhibits 336-337. Patrick and Lisa Loyet acquired their property adjacent to the abandoned railway corridor in 2001. *Id.* ¶¶317-320 and accompanying exhibits 167-168. Kassandra Luebke and Elaine Luebke acquired their property adjacent to the abandoned railway corridor in 2019. *Id.* ¶¶617-620 and accompanying exhibit 320. Thomas W. Marchese acquired his property adjacent to the abandoned railway corridor in 1996. *Id.* ¶¶341-344 and accompanying exhibits 179-180.

Reuben and Kathy Martin acquired their property adjacent to the abandoned railway corridor in 2012. *Id.* ¶¶353-356 and accompanying exhibits 185-186. Jason and Karen McGuire acquired their property adjacent to the abandoned railway corridor in 2002 and 2016. *Id.* ¶¶361-364 and accompanying exhibits 191-192. Sue Moulton acquired her property adjacent to the abandoned railway corridor in 1977 and 1997. *Id.* ¶¶373-376 and accompanying exhibits 197-198. Timothy and Mary Murphy acquired their property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶377-380 and accompanying exhibits 199-200. James Kirt, Nicholas James, and Christopher Andrew Nalefski acquired their property adjacent to the abandoned railway corridor in 2007. *Id.* ¶¶381-384 and accompanying exhibits 201-202. Perry and Pamela O'Connor acquired their property adjacent to the abandoned railway corridor in 1977. *Id.* ¶¶401-404 and accompanying exhibits 211-212. Sueko O'Connor acquired her property adjacent to the abandoned railway corridor in 1981. *Id.* ¶¶405-408 and accompanying exhibits 213-214. Michele and Dorothy Ann Paradiso acquired their property adjacent to the abandoned railway corridor in 1993. *Id.* ¶¶409-4 and accompanying exhibits 215-216. Thomas Pearson acquired his property adjacent to the abandoned railway corridor in 1999. *Id.* ¶¶417-420 and accompanying exhibits 219-220. Todd and Carmen Perna acquired their property adjacent to the abandoned railway corridor in 2001. *Id.* ¶¶421-424 and accompanying exhibits 221-222. Patricia Lynne Pitts-Hamilton acquired her property adjacent to the abandoned railway corridor in 2003. *Id.* ¶¶425-428 and accompanying exhibits 223-224. Pro Properties, LLC, acquired its property adjacent to the abandoned railway corridor in 2003. *Id.* ¶¶429-432 and accompanying exhibits 225-226. Justin M. Reslan acquired his property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶445-448 and accompanying exhibits 233-234. Allen and Mary Ann Rieke acquired their property adjacent to the abandoned railway corridor in 1986. *Id.* ¶¶449-452 and accompanying exhibits 235-236. Michael A. Ritchie

acquired his property adjacent to the abandoned railway corridor in 2005. *Id.* ¶¶453-456 and accompanying exhibits 237-238. Chad, Grace, and Robert Schaeffer acquired their property adjacent to the abandoned railway corridor in 2017. *Id.* ¶¶485-488 and accompanying exhibits 252-253. Faith H. Simolari, as Trustee of the Philip Simolari Revocable Trust acquired her property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶493-496 and accompanying exhibits 256-257. Russell S. Strayer acquired his property adjacent to the abandoned railway corridor in 2012. *Id.* ¶¶741-744 and accompanying exhibits 379-380. James and Glenda Thornton acquired their property adjacent to the abandoned railway corridor in 1977. *Id.* ¶¶525-528 and accompanying exhibits 272-273. Kenneth and Susan Wells acquired their property adjacent to the abandoned railway corridor in 1995. *Id.* ¶¶541-544 and accompanying exhibits 282-283. David and Anna Ruiz-Welsher acquired their property adjacent to the abandoned railway corridor in 1990. *Id.* ¶¶545-548 and accompanying exhibits 284-285. Zbigniew and Wislawa Wrobel acquired their property adjacent to the abandoned railway corridor in 1995. *Id.* ¶¶565-568 and accompanying exhibits 294-295. Stephen and Margaret Zawacki acquired their property adjacent to the abandoned railway corridor in 1999. *Id.* ¶¶577-580 and accompanying exhibits 300-301.

16. For one landowner listed on **Exhibit 1**, the railroad gained its right-of-way over and across the owner's land by means of the written instrument between Honore and Potter Palmer and the Tampa Southern Railroad Co., executed in 1923, recorded in Book 11, Page 524, of the county records. See **Exhibit 10** (Palmer conveyance); **Exhibit 5** (joint title stipulations). See also **Exhibit 10-A** (transcription of Palmer conveyance). Thomas and Joyce Fay acquired their property adjacent to the abandoned railway corridor in 2015. See Fourth Amended Compl., ECF No. 34 ¶¶145-148 and accompanying exhibits 81-82.[9]

[9] For the Court's convenience and for clarity of organization of the record, the exhibits attached to

17. For forty-three landowners listed on **Exhibit 1**, the railroad gained its right-of-way over and across their land by means of the written instrument between Oscar and Alice Burton and the Seaboard Air Line Railway, executed in 1910, recorded in Book 23, Page 58, of the county records. See **Exhibit 13** (Burton conveyance); **Exhibit 5** (joint title stipulations). See also **Exhibit 13-A** (transcription of Burton conveyance). Lawrence and Veronica Salzman acquired their property adjacent to the abandoned railway corridor in 2004. See Fourth Amended Compl., ECF No. 34 ¶¶473-476 and accompanying exhibits 247-248. Michael Bergeron and Richard Nelson acquired their property adjacent to the abandoned railway corridor in 2017. *Id.* ¶¶805-808 and accompanying exhibits 411-412. Ray and Ella Bontrager acquired their property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶41-44 and accompanying exhibits 27-28. Ralph and Dale Marie Braun acquired their property adjacent to the abandoned railway corridor in 2014. *Id.* ¶¶57-60 and accompanying exhibits 37-38. Zsolt Csesznok and Marianna Bartus acquired their property adjacent to the abandoned railway corridor in 2013. *Id.* ¶¶777-780and accompanying exhibits 397-398. Joseph and Dorothy D'Angelo, as Trustees of the D'Angelo Family Revocable Trust acquired their property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶109-112 and accompanying exhibits 63-64. Craig and Cynthia Dicki acquired their property adjacent to the abandoned railway corridor in 1978. *Id.* ¶¶113-116 and accompanying exhibits 65-66. Pamela Driggs acquired her property adjacent to the abandoned railway corridor in 2006. *Id.* ¶¶125-128 and accompanying exhibits 71-72. Zoila Emanuelli, as Trustee of the Zoila Emanuelli Revocable Trust acquired his property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶133-136 and accompanying exhibits 75-76. Cosimo Fragomeni acquired his property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶165-168 and accompanying exhibits 91-92. Cheryl Del Pozzo

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and filed with Plaintiffs' Fourth Amended Complaint are attached hereto as **Exhibit 2**.

Gallagher acquired her property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶629-632 and accompanying exhibits 325-326. Michelle Garcia acquired her property adjacent to the abandoned railway corridor in 2006. *Id.* ¶¶173-176 and accompanying exhibits 95-96. Ann Geraghty acquired her property adjacent to the abandoned railway corridor in 1989. *Id.* ¶¶181-184 and accompanying exhibits 99-100. GPG Limited, LLC acquired its property adjacent to the abandoned railway corridor in 2017. *Id.* ¶¶189-192 and accompanying exhibits 103-104. Martin Graber, Trustee, acquired his property adjacent to the abandoned railway corridor in 2007. *Id.* ¶¶625-628 and accompanying exhibits 323-324. Martin and Carol Frances Graber acquired their property adjacent to the abandoned railway corridor in 2012. *Id.* ¶¶621-624 and accompanying exhibits 321-322. Stephen A. Heard acquired his property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶225-228 and accompanying exhibits 121-122. John A. Hobbs, Jr. and Mark F. Marino acquired their property adjacent to the abandoned railway corridor in 2013. *Id.* ¶¶865-868 and accompanying exhibits 442-443. Deborah Keck acquired her property adjacent to the abandoned railway corridor in 2002. *Id.* ¶¶277-280 and accompanying exhibits 147-148. James and Diane Kostan acquired their property adjacent to the abandoned railway corridor in 2011. *Id.* ¶¶289-292 and accompanying exhibits 153-154. Gerald A. Lagace acquired his property adjacent to the abandoned railway corridor in 1983. *Id.* ¶¶869-872 and accompanying exhibits 444-445. Lake Sawyer Two, LLC acquired its property adjacent to the abandoned railway corridor in 2009. *Id.* ¶¶301-304 and accompanying exhibits 159-160. Jactrace, LLC acquired its property adjacent to the abandoned railway corridor in 2013. *Id.* ¶¶257-260 and accompanying exhibits 137-138. Keith R. and Mary M. Leeseberg acquired their property adjacent to the abandoned railway corridor in 1978. *Id.* ¶¶305-308 and accompanying exhibits 161-162. Douglas P. and Maria A. Luff acquired their property adjacent to the abandoned railway corridor in 2017. *Id.*

¶¶325-328 and accompanying exhibits 171-172. Shirley Manfredo acquired her property adjacent to the abandoned railway corridor in 1984. *Id.* ¶¶333-336 and accompanying exhibits 175-176. Cheryl A. Marchand and Candace A. Magiera acquired their property adjacent to the abandoned railway corridor in 2014. *Id.* ¶¶337-340 and accompanying exhibits 177-178. James and Suzanne Naiman acquired their property adjacent to the abandoned railway corridor in 1989. *Id.* ¶¶673-676 and accompanying exhibits 346-347. Javier Nieto and Maylen Negrin acquired their property adjacent to the abandoned railway corridor in 2017. *Id.* ¶¶385-388 and accompanying exhibits 203-204. Barbara A. Nikias acquired her property adjacent to the abandoned railway corridor in 2008. *Id.* ¶¶389-392 and accompanying exhibits 205-206. Elmer H. and Lena M. Nolt acquired their property adjacent to the abandoned railway corridor in 2012. *Id.* ¶¶393-396 and accompanying exhibits 207-208. Donna Perkins acquired her property adjacent to the abandoned railway corridor in 2014. *Id.* ¶¶705-708 and accompanying exhibits 361-362. Phyllis Perruc acquired her property adjacent to the abandoned railway corridor in 1996. *Id.* ¶¶873-876 and accompanying exhibits 446-447. Mindy Piana acquired her property adjacent to the abandoned railway corridor in 2003. *Id.* ¶¶753-756 and accompanying exhibits 385-386. Jose Sierra Testi-Martinez and Clara A. Myers acquired their property adjacent to the abandoned railway corridor in 2017. *Id.* ¶¶597-600 and accompanying exhibits 310-311. Vinton and Dianne Trefz, as Trustees of the Trefz Living Trust acquired their property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶689-692 and accompanying exhibits 354-355. James J. Tutsock and Mary J. McQueen acquired their property adjacent to the abandoned railway corridor in 1988. *Id.* ¶¶529-532 and accompanying exhibits 274-275. Robert J. and Maureen C. Wilson acquired their property adjacent to the abandoned railway corridor in 1978. *Id.* ¶¶557-560 and accompanying exhibits 290-291. Theresa Wilson acquired her property adjacent to the abandoned railway

corridor in 2010. *Id.* ¶¶561-564 and accompanying exhibits 292-293. Jennifer Yager acquired her property adjacent to the abandoned railway corridor in 2009. *Id.* ¶¶569-572 and accompanying exhibits 269-297. Travis Marc and Elizabeth Marie Yoder acquired their property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶573-756 and accompanying exhibits 298-299. Betty Lou Yutzy, as Trustee of the Betty Lou Yutzy Trust acquired her property adjacent to the abandoned railway corridor in 2008. *Id.* ¶¶841-844 and accompanying exhibits 430-431. Orvie W. and Marie M. Zimmerman and Emery and Mary Ellen Yoder acquired their property adjacent to the abandoned railway corridor in 2015. *Id.* ¶¶581-584 and accompanying exhibits 302-303.

18. For sixty-one landowners listed on **Exhibit 1**, the railroad gained its right-of-way over and across their land by means of the written instrument between Sarasota Land Company and Seaboard Air Line Railway, executed in 1910, recorded in Book 19, Page 415, of the county records. See **Exhibit 14** (Sarasota Land Co. conveyance); **Exhibit 5** (joint title stipulations). See also **Exhibit 14-A** (transcription of Sarasota Land Co. conveyance). Izmirlian Properties, LLC acquired their property adjacent to the abandoned railway corridor in 2003. See Fourth Amended Compl., ECF No. 34 ¶¶253-256 and accompanying exhibits 135-136.[10] Douglas and Cynthia Abbott acquired their property adjacent to the abandoned railway corridor in 1973. *Id.* ¶¶5-8 and accompanying exhibits 7-8. Nicole J. Altergott acquired her property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶849-852 and accompanying exhibits 434-435. Troy Alvis acquired his property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶605-608 and accompanying exhibits 314-315. Neal and Jo Atchley acquired their property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶21-24 and accompanying exhibits 15-16. David R. and Joy S. Bailey, as

[10] For the Court's convenience and for clarity of organization of the record, the exhibits attached to and filed with Plaintiffs' Fourth Amended Complaint are attached hereto as **Exhibit 2**.

Trustee of the Joy S. Bailey and David R. Bailey Revocable Trust acquired their property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶685-688 and accompanying exhibits 352-353. Kerwin and Judy Baker acquired their property adjacent to the abandoned railway corridor in 1977. *Id.* ¶¶25-28 and accompanying exhibits 17-18. James R. and Mary Ellen Bishop acquired their property adjacent to the abandoned railway corridor in 2004. *Id.* ¶¶633-636 and accompanying exhibits 327-328. Steve E. Bishop acquired his property adjacent to the abandoned railway corridor in 2016.[11] *Id.* ¶¶29-32 and accompanying exhibits 21-22. Ersila Borchert acquired her property adjacent to the abandoned railway corridor in 2001. *Id.* ¶¶49-52 and accompanying exhibits 31-32. Carole M. Bowns acquired her property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶697-700 and accompanying exhibits 357-358. Karen E. Bowser acquired her property adjacent to the abandoned railway corridor in 1997. *Id.* ¶¶53-56 and accompanying exhibits 35-36. Cynthia J. Burnell acquired her property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶769-772 and accompanying exhibits 393-394. Carol Caldwell acquired her property adjacent to the abandoned railway corridor in 2006. *Id.* ¶¶69-72 and accompanying exhibits 43-44. James M. and Jeneve S. Cawley acquired their property adjacent to the abandoned railway corridor in 1980. *Id.* ¶¶85-88 and accompanying exhibits 51-52. Amy Roseann Coats and Darrin Lee Johnson acquired their property adjacent to the abandoned railway corridor in 2012. *Id.* ¶¶93-96 and accompanying exhibits 55-56. Frank T. Crotsley acquired his property adjacent to the abandoned railway corridor in 2001. *Id.* ¶¶105-108 and accompanying exhibits 61-62. Carl G. and Tobie L. DeSantis acquired their property adjacent to the abandoned railway corridor in 2012. *Id.* ¶¶613-616 and accompanying exhibits 318-319. Wanda Donner, as Trustee

[11] The government did not stipulate that Steve E. Bishop's predecessor-in-title was the Sarasota Land Company. The government incorrectly asserts that Steve E. Bishop's predecessor-in-title was the Charles Ringling Company. See **Exhibit 21**, p. 27.

of the Wanda Donner Living Trust acquired her property adjacent to the abandoned railway corridor in 2012. *Id.* ¶¶121-124 and accompanying exhibits 69-70. Leslie Dwyer and Barbara S. Hair acquired their property adjacent to the abandoned railway corridor in 2004. *Id.* ¶¶817-820 and accompanying exhibits 418-419. Bernadette Feragola acquired her property adjacent to the abandoned railway corridor in 1994. *Id.* ¶¶149-152 and accompanying exhibits 83-84. Michael R. and Editha D. Fettig acquired their property adjacent to the abandoned railway corridor in 2012. *Id.* ¶¶729-732 and accompanying exhibits 373-374. Sharon L. Gallagher, as Trustee of the Sharon L. Gallagher Revocable Trust acquired her property adjacent to the abandoned railway corridor in 2005. *Id.* ¶¶169-172 and accompanying exhibits 93-94. Donald L. Geary, as Trustee of the Donald L. Geary Revocable Trust acquired his property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶177-180 and accompanying exhibits 97-98. Roman T. and Carolyn F. Graber, as Trustees of the Roman and Carolyn Graber Revocable Trust acquired their property adjacent to the abandoned railway corridor in 2012. *Id.* ¶¶185-188 and accompanying exhibits 101-102. Renate B. Harkavy acquired her property adjacent to the abandoned railway corridor in 1996. *Id.* ¶¶209-212 and accompanying exhibits 113-114. Alvin and Michelle L. Harrell, Jr. acquired their property adjacent to the abandoned railway corridor in 2001. *Id.* ¶¶213-216 and accompanying exhibits 115-116. Garnett D. and Stephanie S. Hayes acquired their property adjacent to the abandoned railway corridor in 1979. *Id.* ¶¶221-224 and accompanying exhibits 119-120. Wayne A. and Joyce O. Hibbs, Jr. acquired their property adjacent to the abandoned railway corridor in 1994. *Id.* ¶¶229-232 and accompanying exhibits 123-124. Paul K. and Daphne J. Hutchison acquired their property adjacent to the abandoned railway corridor in 2001. *Id.* ¶¶249-252 and accompanying exhibits 133-134. Linda L. Jones acquired her property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶273-276 and accompanying exhibits 145-146. Myrtle Krause

acquired her property adjacent to the abandoned railway corridor in 1967. *Id.* ¶¶293-296 and accompanying exhibits 155-156. Saul Alberto Lopez and Liz Janette Martinez-Ramos acquired their property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶837-840 and accompanying exhibits 428-429. Linda Lyon acquired her property adjacent to the abandoned railway corridor in 2010. *Id.* ¶¶329-332 and accompanying exhibits 173-174. Kim A. and Sheila E. Marshall, as Trustees of the Kim A. and Sheila E. Marshall Trust acquired their property adjacent to the abandoned railway corridor in 2014. *Id.* ¶¶345-348 and accompanying exhibits 181-182. Mast Investments, LLC acquired its property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶845-848 and accompanying exhibits 432-433. Michael L. Morgan acquired his property adjacent to the abandoned railway corridor in 2001. *Id.* ¶¶369-372 and accompanying exhibits 195-196. Julie Morris acquired her property adjacent to the abandoned railway corridor in 2008. *Id.* ¶¶669-772 and accompanying exhibits 344-345. Gregory B. Nowak acquired his property adjacent to the abandoned railway corridor in 2006. *Id.* ¶¶397-400 and accompanying exhibits 209-210. Robert N. O'Neill, as Trustee of the Robert N. O'Neill Living Trust and Heather H. Pennington, as Trustee of the Heather H. Pennington Revocable Living Trust acquired their property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶877-880 and accompanying exhibits 448-449. Ryan R. Parker acquired his property adjacent to the abandoned railway corridor in 2014. *Id.* ¶¶413-416 and accompanying exhibits 217-218. Phillippi Pines, LLC acquired its property adjacent to the abandoned railway corridor in 2004. *Id.* ¶¶885-888 and accompanying exhibit 452. Barbara Sue Schrock acquired her property adjacent to the abandoned railway corridor in 2010. *Id.* ¶¶853-856 and accompanying exhibits 436-437. Leroy and Ruby Schrock acquired their property adjacent to the abandoned railway corridor in 1997 and 1999. *Id.* ¶¶793-796 and accompanying exhibits 405-406. Ruby Schrock, as Trustee of the Ruby Schrock

Revocable Trust acquired her property adjacent to the abandoned railway corridor in 1995. *Id.* ¶¶797-800 and accompanying exhibits 407-408. Sandra Elaine Schrock acquired her property adjacent to the abandoned railway corridor in 2004. *Id.* ¶¶789-792 and accompanying exhibits 403-404. Brian N. Seymour acquired his property adjacent to the abandoned railway corridor in 2002. *Id.* ¶¶489-492 and accompanying exhibits 254-255. Wilbur O. Smith acquired his property adjacent to the abandoned railway corridor in 1983. *Id.* ¶¶497-500 and accompanying exhibits 258-259. Vera Straniere acquired her property adjacent to the abandoned railway corridor in 1989. *Id.* ¶¶513-516 and accompanying exhibits 266-267. Suzanne M. Thornburg acquired her property adjacent to the abandoned railway corridor in 2005. *Id.* ¶¶521-524 and accompanying exhibits 270-271. Mildred L. Tufford (Kandel) acquired her property adjacent to the abandoned railway corridor in 1983. *Id.* ¶¶825-828 and accompanying exhibits 427 and 422. Chad Waites acquired his property adjacent to the abandoned railway corridor in 2017. *Id.* ¶¶721-724 and accompanying exhibits 369-370. Lance and Helene Warrick acquired their property adjacent to the abandoned railway corridor in 2011. *Id.* ¶¶857-860 and accompanying exhibits 438-439. Paul Wicha acquired his property adjacent to the abandoned railway corridor in 2015. *Id.* ¶¶549-552 and accompanying exhibits 286-287. Brad D. and Patricia T. Wilson acquired their property adjacent to the abandoned railway corridor in 1994. *Id.* ¶¶553-556 and accompanying exhibits 288-289. Linda A. Yarbrough acquired her property adjacent to the abandoned railway corridor in 1979. *Id.* ¶¶681-684 and accompanying exhibits 350-351. Jonathan R. and C. Joy Yutzy, as Trustees of the Jonathan R. Yutzy and C. Joy Yutzy Revocable Living Trust, acquired their property adjacent to the abandoned railway corridor in 2013. *Id.* ¶¶801-804 and accompanying exhibits 409-410. Timothy J. and Dana Zizak acquired their property adjacent to the abandoned railway corridor in 2002. *Id.* ¶¶585-588 and accompanying exhibits 304-305. Mark T. and Angela

D. Flaherty acquired their property adjacent to the abandoned railway corridor in 2001. *Id.* ¶¶157-160 and accompanying exhibits 87-88. Timothy G. And Alisa J. Herring acquired their property adjacent to the abandoned railway corridor in 2001. *Id.* ¶¶749-752 and accompanying exhibits 383-384. Robert E. and Michelle S. Messick acquired their property adjacent to the abandoned railway corridor in 1985. *Id.* ¶¶665-668 and accompanying exhibits 342-343.

19. For three landowners listed on **Exhibit 1**, the railroad gained its right-of-way over and across their land by means of the written instrument between A.C. and Flora Clough and the Seaboard Air Line Railway, executed in 1910, recorded in Book 19, Page 481, of the county records. See **Exhibit 15** (Clough conveyance); **Exhibit 5** (joint title stipulations). See also **Exhibit 15-A** (transcription of Clough conveyance). Amos and Anna S. Fisher acquired their property adjacent to the abandoned railway corridor in 2014. See Fourth Amended Compl., ECF No. 34 ¶¶637-640 and accompanying exhibits 328-329.[12] William B. and Debra I. Pruett acquired their property adjacent to the abandoned railway corridor in 2002. *Id.* ¶¶709-712 and accompanying exhibits 363-364. Donald and Meredith Jeanne Ruth acquired their property adjacent to the abandoned railway corridor in 1993. *Id.* ¶¶465-468 and accompanying exhibits 243-244.

20. For thirty-one landowners listed on **Exhibit 1**, the railroad gained its right-of-way over and across their land by means of two identically-worded written instruments between Florida Mortgage and Investment Company and the Florida West Shore Railway, executed in 1905. The first instrument was recorded in Book 10, Page 532, and the second instrument was recorded in Book 10, Page 536, of the county records. See **Exhibit 16** and **Exhibit 16-A** (Florida Mortgage

[12] For the Court's convenience and for clarity of organization of the record, the exhibits attached to and filed with Plaintiffs' Fourth Amended Complaint are attached hereto as **Exhibit 2**.

conveyances); **Exhibit 5** (joint title stipulations). See also **Exhibit 16-B** and **Exhibit 16-C** (transcriptions). John M. Alvis acquired his property adjacent to the abandoned railway corridor in 2005. See Fourth Amended Compl., ECF No. 34 ¶¶757-760 and accompanying exhibits 387-388. Catherine Teresa Gray acquired her property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶197-200 and accompanying exhibits 107-108. Joshua Carroll Hackney acquired his property adjacent to the abandoned railway corridor in 2015. *Id.* ¶¶205-208 and accompanying exhibits 111-112. Joe R. Hembree, as Trustee of the Joe R. Hembree Revocable Trust acquired his property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶733-736 and accompanying exhibits 375-376. Michael and Vivian Kravchak acquired their property adjacent to the abandoned railway corridor in 2008. *Id.* ¶¶297-300 and accompanying exhibits 157-158. Lewma Enterprise, Inc. acquired its property adjacent to the abandoned railway corridor in 1986. *Id.* ¶¶309-312 and accompanying exhibits 163-164. Cameron W. and Carol T. McGough acquired their property adjacent to the abandoned railway corridor in 2011. *Id.* ¶¶601-604 and accompanying exhibits 312-313. Rickey Smull acquired his property adjacent to the abandoned railway corridor in 2010. *Id.* ¶¶501-504 and accompanying exhibits 260-261. Irvin J. and Cynthia P. Spiegel acquired their property adjacent to the abandoned railway corridor in 2011. *Id.* ¶¶713-716 and accompanying exhibits 365-366. William A. and Jill Booth acquired their property adjacent to the abandoned railway corridor in 2018. See *id.* ¶¶765-768 and accompanying exhibits 391-392. John and Mary Allgyer and Levi and Tammy Lantz, Jr. acquired their property adjacent to the abandoned railway corridor in 2017. *Id.* ¶¶725-728 and accompanying exhibits 371-372. JB Holdings of Sarastoa, LLC acquired its property adjacent to the abandoned railway corridor in 2004. *Id.* ¶¶261-264 and accompanying exhibits 139-140. Bob Allen and Lori Ann Jefferson acquired their property adjacent to the abandoned railway corridor in 2002. *Id.* ¶¶269-272 and accompanying exhibits

143-144. Bonnie A. Klein acquired her property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶649-652 and accompanying exhibits 334-335. Ernest R. Locklear, Carolyn B. Barclay and Steven H. Locklear acquired their property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶313-316 and accompanying exhibits 165-166. Shannon Lugannani and Helen Elena Emegbagha acquired their property adjacent to the abandoned railway corridor in 2016. *Id.* ¶¶737-740 and accompanying exhibits 377-378. Callie Parsons acquired her property adjacent to the abandoned railway corridor in 2007. *Id.* ¶¶861-864 and accompanying exhibits 440-441. Marc and Leann Schlabach acquired their property adjacent to the abandoned railway corridor in 1997. *Id.* ¶¶829-832 and accompanying exhibits 423-424. John and Jaana Avramidis acquired their property adjacent to the abandoned railway corridor in 2017. *Id.* ¶¶761-764 and accompanying exhibits 389-390. David and Cynthia Gaul acquired their property adjacent to the abandoned railway corridor in 2002. *Id.* ¶¶781-784 and accompanying exhibits 399-400. Andrew and Jennifer Heath acquired their property adjacent to the abandoned railway corridor in 2002. *Id.* ¶¶641-644 and accompanying exhibits 330-331. Anna Marie Martin acquired her property adjacent to the abandoned railway corridor in 2008. *Id.* ¶¶593-596 and accompanying exhibits 308-309. Thomas McCall and Susan Coakley acquired their property adjacent to the abandoned railway corridor in 2012. *Id.* ¶¶773-776 and accompanying exhibits 395-396. Susan Schmitt, as Trustee of the Schmitt Revocable Trust, acquired her property adjacent to the abandoned railway corridor in 2002. *Id.* ¶¶785-788 and accompanying exhibits 401-402. Raymond and Linda Wenck acquired their property adjacent to the abandoned railway corridor in 2002. *Id.* ¶¶881-884 and accompanying exhibits 450-451. Thomas and Michelle M. Dodson acquired their property adjacent to the abandoned railway corridor in 2002. See *id.* ¶¶117-120 and accompanying exhibits 67-68. Kimberly Dawn Hewitt, as Trustee for the Kimberly Dawn Hewitt Revocable Trust

acquired her property adjacent to the abandoned railway corridor in 2009. *Id.* ¶¶717-720 and accompanying exhibits 367-368. The Oaks at Woodland Park Homeowners Assoc., Inc. acquired its property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶693-696 and accompanying exhibit 356. Anthony and Karen Puccio acquired their property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶437-440 and accompanying exhibits 229-230. Keith E. Rollins and Lisa J. Paxson-Rollins acquired their property adjacent to the abandoned railway corridor in 2002. *Id.* ¶¶457-460 and accompanying exhibits 239-240. Brian T. Sanborn acquired his property adjacent to the abandoned railway corridor in 2008. *Id.* ¶¶477-480 and accompanying exhibits 249-250.

21. For seven landowners listed on **Exhibit 1**, the railroad gained its right-of-way over and across their land by means of the written instrument between Moses Neihardt and the Florida West Shore Railway, executed in 1905, recorded in Book 10, Page 529, of the county records. See **Exhibit 17** (Neihardt conveyance); **Exhibit 5** (joint title stipulations). See also **Exhibit 17-A** (transcription of Neihardt conveyance). 3153 Novus Court, LLC acquired its property adjacent to the abandoned railway corridor in 2019. See Fourth Amended Compl., ECF No. 34 ¶¶589-592 and accompanying exhibits 306-307.[13] Crabapple Enterprise, LLC acquired its property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶101-104 and accompanying exhibits 59-60. Michael and Janel Huckleberry acquired their property adjacent to the abandoned railway corridor in 2002. *Id.* ¶¶237-240 and accompanying exhibits 127-128. Brian and Cheryl Key acquired their property adjacent to the abandoned railway corridor in 1993. *Id.* ¶¶285-288 and accompanying exhibits 151-152. Tammy Lynn acquired her property adjacent to the abandoned railway corridor in 2000. *Id.* ¶¶321-324 and accompanying exhibits 169-170. William Martell, III acquired his

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property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶349-352 and accompanying exhibits 183-184. Michael McLaughlin acquired his property adjacent to the abandoned railway corridor in 2014. *Id.* ¶¶365-368 and accompanying exhibits 193-194.

22. For six landowners listed on **Exhibit 1**, the railroad gained its right-of-way over and across their land by means of the written instrument between the Charles Ringling Company and the Tampa Southern Railroad Company, executed in 1925, recorded in Book 42, Page 569, of the county records. See **Exhibit 18** (Ringling conveyance); **Exhibit 5** (joint title stipulations). See also **Exhibit 18-A** (transcription of Ringling conveyance). Denise Doucette Erb and Lorraine E. Colby acquired their property adjacent to the abandoned railway corridor in 2010. Fourth Amended Compl., ECF No. 34 ¶¶137-140 and accompanying exhibits 77-78. Joyce P. and Julie Gwen Hardie acquired their property adjacent to the abandoned railway corridor in 2011. *Id.* ¶¶821-824 and accompanying exhibits 420-421. David Ivanov, as Trustee of the 2976 Poplar Street Land Trust acquired his property adjacent to the abandoned railway corridor in 2018. *Id.* ¶¶809-812 and accompanying exhibits 414-415. Lakewood Venture Capital, LLC acquired its property adjacent to the abandoned railway corridor in 2017. *Id.* ¶¶657-660 and accompanying exhibits 338-339. Faye M. Rood acquired her property adjacent to the abandoned railway corridor in 2009. *Id.* ¶¶461-464 and accompanying exhibits 241-242. Sarasota County Agricultural Fair Association acquired its property adjacent to the abandoned railway corridor prior to 2019. *Id.* ¶¶481-484 and accompanying exhibit 251.

23. All of the Group 2 plaintiffs owned their property abutting and underlying the railroad right-of-way on May 14, 2019, the date the Board issued the NITU. See Exhibits 5 through 452 to Plaintiffs' Fourth Amended Complaint, ECF No. 34. See also **Exhibit 6** (valuation maps); **Exhibit 5** (joint title stipulations); **Exhibit 9** (joint title stipulations).

C. *Group 3 Prescriptive Easement Properties* – for five landowners, the railroad gained its right-of-way by prescription.

24. The railroad acquired a prescriptive easement for railroad purposes over and across the property of the five plaintiffs' land, listed in **Exhibit 1** as the *Group 3 Prescriptive Easement Properties*.

25. For three landowners listed in **Exhibit 1**, the I.C.C. valuation maps and schedules state that the railroad gained its right-of-way "By Possession." See **Exhibit 6** (valuation maps and schedules), pp. US-ICC 000004, US-ICC 000005, and US-ICC 000006; **Exhibit 5** (joint title stipulations), p. 1 ("For three claims (the claims of John W. and Christine L. Fordham, Bradley Blum Morrison, and Shirley P. Ramsey), the parties stipulate that I.C.C. Valuation Schedules state the railroad obtained the relevant parcel "By Possession" from these plaintiffs' predecessors-in-interest."). These include the claims of John and Christine Fordham, Bradley Blum Morrison, and Shirley P. Ramsey. See **Exhibit 5** (joint title stipulations). John and Christine Fordham acquired their property adjacent to the abandoned railway corridor in 2004. See Fourth Amended Compl., ECF No. 34 ¶¶161-64 and accompanying exhibits 89 and 90.[14] Bradley Blum Morrison acquired his property adjacent to the abandoned railway corridor in 2017. *Id.* ¶¶33-36 and accompanying exhibits 23 and 24. Shirley P. Ramsey acquired her property adjacent to the abandoned railway corridor in 1992. *Id.* ¶¶441-44 and accompanying exhibits 231 and 232.

26. For two landowners listed in **Exhibit 1**, an unexecuted document naming Oscar H. Pendley purports to convey a right-of-way to the railroad over and across their land. The document is unsigned, unexecuted, and does not appear to have been recorded. See **Exhibit 4** (Pendley document); **Exhibit 5** (joint title stipulations). See also **Exhibit 4-A** (transcription of Pendley

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document). Because the Pendley document is a nullity, the railroad gained its right-of-way over these two owners' properties by prescription. Jeffrey Doyle, as Trustee of the Wallace David Brunton Testamentary Trust, and Mabel Brunton acquired their property adjacent to the abandoned railway corridor in 2013. See Fourth Amended Compl., ECF No. 34 ¶¶61-64 and accompanying exhibits 39-40. Gary L. Cathey and Victoria L. Goodrich acquired their property adjacent to the abandoned railway corridor in 2013. *Id.* ¶¶81-84 and accompanying exhibits 49-50.

27. All of the Group 3 plaintiffs owned their property abutting and underlying the railroad right-of-way on May 14, 2019, the date the Board issued the NITU. See Exhibits 5 through 452 to Plaintiffs' Fourth Amended Complaint, ECF No. 34. See also **Exhibit 6** (valuation maps); **Exhibit 5** (joint title stipulations).

D. *Group 4 Platted Properties* – for thirteen landowners, the government wrongly disputes their land is adjacent to the Legacy Trail rail-trail corridor.

28. For thirteen landowners listed in **Exhibit 1** as the *Platted Properties*, the government wrongly disputes that their properties are located adjacent to and underlying the abandoned railway corridor. These thirteen landowners are included in Groups 2 and 3 above and are set forth separately in Group 4 because the government disputes title issues for these owners. See **Exhibit 19** (Appendix B to government interrogatory answers). Thomas and Michelle M. Dodson acquired their property adjacent to the abandoned railway corridor in 2002. See Fourth Amended Compl., ECF No. 34 ¶¶117-120 and accompanying exhibits 67-68.[15] Mark T. and Angela D. Flaherty acquired their property adjacent to the abandoned railway corridor in 2001. *Id.* ¶¶157-160 and accompanying exhibits 87-88. Timothy G. And Alisa J. Herring acquired their property adjacent to the abandoned railway corridor in 2001. *Id.* ¶¶749-752 and accompanying

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exhibits 383-384. Robert E. and Michelle S. Messick acquired their property adjacent to the abandoned railway corridor in 1985. *Id.* ¶¶665-668 and accompanying exhibits 342-343. Kimberly Dawn Hewitt, as Trustee for the Kimberly Dawn Hewitt Revocable Trust acquired her property adjacent to the abandoned railway corridor in 2009. *Id.* ¶¶717-720 and accompanying exhibits 367-368. The Oaks at Woodland Park Homeowners Assoc., Inc. acquired its property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶693-696 and accompanying exhibit 356. Anthony and Karen Puccio acquired their property adjacent to the abandoned railway corridor in 1998. *Id.* ¶¶437-440 and accompanying exhibits 229-230. Keith E. Rollins and Lisa J. Paxson-Rollins acquired their property adjacent to the abandoned railway corridor in 2002. *Id.* ¶¶457-460 and accompanying exhibits 239-240. Brian T. Sanborn acquired his property adjacent to the abandoned railway corridor in 2008. *Id.* ¶¶477-480 and accompanying exhibits 249-250.

29. These thirteen plaintiffs owned their properties in the Oakwood Manor, Hagar Park, Oaks at Woodland Park, and Old Forest Lakes subdivisions on the date of taking, May 14, 2019, and their properties are adjacent to and underlie the Legacy Trail rail-trail corridor.

a. Three plaintiffs own land in the Oakwood Manor subdivision, including: 1) Jeffrey Doyle, as Trustee of the Wallace David Brunton Trust, and Mabel Brunton; 2) Gary Cathey and Victoria Goodrich; and 3) Thomas and Joyce Fay. These plaintiffs' properties are adjacent to and underlie the Legacy Trail rail-trail corridor. **Exhibit 20** (Stantec decl.) ¶¶5-6.

b. One landowner, William and Jill Booth, owns land in the Hagar Park subdivision. The Booths' property is adjacent to and underlies the Legacy Trail rail-trail corridor. See **Exhibit 20** (Stantec decl.) ¶¶5, 7.

c. Six plaintiffs own land in the Oaks at Woodland Park subdivision, including: 1) Thomas and Michelle Dodson; 2) Anthony and Karen Puccio; 3) Keith Rollins and Lisa Paxson-Rollins; 4) Brian Sanborn; 5) Kimberly Dawn Hewitt, as Trustee for the Kimberly Dawn Hewitt Revocable Trust; and 6) The Oaks at Woodland Park Homeowners Association. See **Exhibit 20** (Stantec decl.) ¶¶5, 8. These six plaintiffs' properties are adjacent to and underlie the Legacy Trail rail-trail corridor. See *id.* ¶8.

d. Three plaintiffs own land in the Old Forest Lakes subdivision, including: 1) Mark and Angela Flaherty; 2) Robert and Michelle Messick; and 3) Timothy and Alisa Herring. These three plaintiffs' properties are adjacent to and underlie the Legacy Trail rail-trail corridor. **Exhibit 19** (Stantec decl.) ¶¶5, 9.

30. All of the Group 4 plaintiffs owned their property abutting and underlying the railroad right-of-way on May 14, 2019, the date the Board issued the NITU. See Exhibits 5 through 452 to Plaintiffs' Fourth Amended Complaint.[16] See also **Exhibit 6** (valuation maps); **Exhibit 5** (joint title stipulations); **Exhibit 20** (Stantec decl.) ¶¶5-9.

Respectfully submitted,

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[16] For the Court's convenience and for clarity of organization of the record, the exhibits attached to and filed with Plaintiffs' Fourth Amended Complaint are attached hereto as **Exhibit 2**.

EXHIBIT 1

TABLE OF LANDOWNER GROUPS

GROUPED BY STIPULATION OF SOURCE CONVEYANCE INSTRUMENT/CONDEMNATION DECREE, PRESCRIPTION, AND GOVERNMENT'S ALLEGATION OF NON-ADJACENCY

GROUP ONE

1926 Condemnation Decree Properties

Name	Property Address	Parcel ID	Relevant Source Conveyance to the Railroad
1. Dominic D. and Kathleen M. Booth	2488 South Milmar Drive Sarasota, FL 34237	2029-15-0046	Tampa Southern RR v. Tankersley, et al. U.S. Court Judgment
2. Sean and Darcy Byrnes	2490 S. Milmar Drive Sarasota, FL 34237	2029-15-0045	Tampa Southern RR v. Tankersley, et al. U.S. Court Judgment
3. John Ermilio	2510 South Milmar Drive Sarasota, FL 34237	2029-15-0035	Tampa Southern RR v. Tankersley, et al. U.S. Court Judgment
4. Steven P. and Linda A. Finehout	2512 South Milmar Drive Sarasota, FL 34237	2029-15-0034	Tampa Southern RR v. Tankersley, et al. U.S. Court Judgment
5. Paul W. Hoerning and Courtney Joachim	446 South Pelican Drive Sarasota, FL 34237	2029-14-0014	Tampa Southern RR v. Tankersley, et al. U.S. Court Judgment
6. Gary P. Hurst	526 South Pelican Drive Sarasota, FL 34237	2029-14-0011	Tampa Southern RR v. Tankersley, et al. U.S. Court Judgment
7. Suzanne McDonald	574 South Pelican Drive Sarasota, FL 34237	2029-14-0006	Tampa Southern RR v. Tankersley, et al. U.S. Court Judgment
8. David G. Sadler	2494 Milmar Drive Sarasota, FL 34237	2029-15-0043	Tampa Southern RR v. Tankersley, et al. U.S. Court Judgment
9. David Stebbins	2500 South Milmar Drive Sarasota, FL 34237	2029-15-0040	Tampa Southern RR v. Tankersley, et al. U.S. Court Judgment
10. Patricia E., Richard E., and Jonathan L. Varley	414 South Pelican Drive Sarasota, FL 34237	2029-14-0017	Tampa Southern RR v. Tankersley, et al. U.S. Court Judgment

GROUP TWO

Voluntary Grant Properties

1. Honoré Conveyance Properties

Name	Property Address	Parcel ID	Relevant Source Conveyance to the Railroad
1. 4023 Sawyer Road 1, LLC	4023 Sawyer Road Sarasota, FL 34233	0070-07-0059	Honore, Book 23, Page 127
2. Julia R. Adkins and Austin C. Murphy	4760 Theodore Ave., Sarasota, FL 34233	0071-16-0052	Honore, Book 23, Page 127

3. Randal S. and Joyce S. Albritton	4241 Proctor Rd Sarasota, FL 34233	0071-16-0076	Honore, Book 23, Page 127
4. Louis L. Alderman, Jr., as Trustee of the Louis L. Alderman 2013 Revocable Trust	4690 Woodward Ave., Sarasota, FL 34233	0071-09-0002	Honore, Book 23, Page 127
5. Bradley S. and Susan B. Anderson	4456 Golden Lake Drive Sarasota, FL 34233	0071-08-0027	Honore, Book 23, Page 127
6. Geoffrey L. Bolton	4042 Radnor Pl., Sarasota, FL 34233	0070-07-0019	Honore, Book 23, Page 127
7. Nicholas J. and Danette L. Boris	4454 Golden Lake Dr., Sarasota, FL 34233	0071-08-0028	Honore, Book 23, Page 127
8. Endia K. and Gary Callahan	4707 Woodward Pl. Sarasota, FL 34233	0071-16-0068	Honore, Book 23, Page 127
9. Martin Carrillo-Plata	4018 Radnor Pl., Sarasota, FL 34233	0070-02-0021	Honore, Book 23, Page 127
10. John and Joanne Cisler	4219 Pine Meadow Ter., Sarasota, FL 34233	0070-10-0039	Honore, Book 23, Page 127
11. Steven R. and Virginia M. Courtenay	4303 Pine Meadow Ter., Sarasota, FL 34233	0070-15-0018	Honore, Book 23, Page 127
12. Elise J. Duranceau	4050 Radnor Pl., Sarasota, FL 34233	0070-07-0018	Honore, Book 23, Page 127
13. William and Brooke Grames	4834 Harris Ave., Sarasota, FL 34233	0089-01-0055	Honore, Book 23, Page 127
14. Vincent and Karen Guglielmini	4030 Radnor Pl., Sarasota, FL 34233	0070-02-0019	Honore, Book 23, Page 127
15. Noel K. Harris	4074 Radnor Pl., Sarasota, FL 34233	0070-07-0014	Honore, Book 23, Page 127
16. Angelo and Sarah J. Hoag	4844 Harris Ave., Sarasota, FL 34233	0089-01-0057	Honore, Book 23, Page 127
17. Larry E. Hudspeth	4034 Radnor Pl., Sarasota, FL 34233	0070-02-0018	Honore, Book 23, Page 127
18. Daniel L. and Kristin Jadush	4460 Golden Lake Dr., Sarasota, FL 34233	0071-08-0026	Honore, Book 23, Page 127
19. Judy H. Johnson	5250 S. McIntosh Rd., Sarasota, FL 34233	0089-16-0006	Honore, Book 23, Page 127
20. Kenneth J. and Margaret A. Kellner	4372 Meadowland Cir., Sarasota, FL 34233	0070-15-0040	Honore, Book 23, Page 127
21. Joseph R. Knight	4080 Radnor Pl., Sarasota, FL 34233	0070-07-0013	Honore, Book 23, Page 127
22. Patrick J. and Lisa A. Loyet	4376 Meadowland Cir. Sarasota, FL 34233	0070-15-0037	Honore, Book 23, Page 127
23. Kassandra Luebke and Elaine Luebke	4830 Harris Ave., Sarasota, FL, 34233	0089-01-0054	Honore, Book 23, Page 127
24. Thomas W. Marchese	4450 Golden Lake Dr. Sarasota, FL 34233	0071-08-0029	Honore, Book 23, Page 127
25. Reuben S. and Kathy J. Martin	4378 Meadowland Cir., Sarasota, FL, 34233	0070-15-0036	Honore, Book 23, Page 127

26. Jason J. and Karen McGuire	4374 & 4370 Meadowland Cir. Sarasota, FL 34233	0070-15-0038 0070-15-0039	Honore, Book 23, Page 127
27. Sue Moulton	Theodore Avenue, Sarasota, FL 34233; 4234 Sunniland St., Sarasota, FL 34233	0071-16-0064 0071-16-0061	Honore, Book 23, Page 127
28. Timothy and Mary Murphy	4460 Meadow Creek Cir. Sarasota, FL 34233	0071-02-0007	Honore, Book 23, Page 127
29. James Kirt, Nicholas James, and Christopher Andrew Nalefski	4444 Meadow Creek Cir., Sarasota, FL 34233	0071-07-0027	Honore, Book 23, Page 127
30. Perry M. and Pamela S. O'Connor	4885 Andrew Ave., Sarasota, FL 34233	0089-01-0070	Honore, Book 23, Page 127
31. Sueko O'Connor	4807 Andrew Avenue, Sarasota, FL 34233	0089-01-0064	Honore, Book 23, Page 127
32. Michele and Dorothy Ann Paradiso	4227 Pine Meadow Terrace Sarasota, FL 34233	0070-15-0017	Honore, Book 23, Page 127
33. Thomas Pearson	4436 Golden Lake Dr. Sarasota, FL 34233	0071-01-0042	Honore, Book 23, Page 127
34. Todd A. and Carmen Perna	4420 Golden Lake Dr., Sarasota, FL 34233	0071-01-0046	Honore, Book 23, Page 127
35. Patricia Lynne Pitts-Hamilton	4857 Andrew Ave., Sarasota, FL 34233	0089-01-0069	Honore, Book 23, Page 127
36. Pro Properties, LLC	5230 McIntosh Rd., Sarasota, FL 34233	0089-16-0005	Honore, Book 23, Page 127
37. Justin M. Reslan	4014 Radnor Place Sarasota, FL 34233	0070-02-0022	Honore, Book 23, Page 127
38. Allen B. and Mary Ann E. Rieke	4747 Woodward Pl., Sarasota, FL 34233	0071-16-0072	Honore, Book 23, Page 127
39. Michael A. Ritchie	4715 Woodward Pl., Sarasota, FL 34233	0071-16-0070	Honore, Book 23, Page 127
40. Chad, Grace, and Robert Schaeffer	4450 Meadow Creek Cir., Sarasota, FL 34233	0071-07-0024	Honore, Book 23, Page 127
41. Faith H. Simolari, As Trustee of the Philip Simolari Revocable Trust	4041 Sawyer Ct, Sarasota, FL, 34233	0070-07-0039	Honore, Book 23, Page 127
42. Russell S. Strayer	4813 Andrew Ave., Sarasota, FL 34233	0089-01-0066	Honore, Book 23, Page 127
43. James H. and Glenda G. Thornton	4276 Proctor Rd., Sarasota, FL 34233	0089-01-0051	Honore, Book 23, Page 127
44. Kenneth D. and Susan K. Wells	4448 Meadow Creek Cir., Sarasota, FL 34233	0071-07-0025	Honore, Book 23, Page 127
45. David A. and Anna I. Ruiz-Welsher	4723 Woodward Place Sarasota, FL 34233	0071-16-0071	Honore, Book 23, Page 127
46. Zbigniew and Wislawa Wrobel	4432 Golden Lake Dr. Sarasota, FL 34233	0071-01-0043	Honore, Book 23, Page 127
47. Stephen and Margaret Zawacki	4115 Pine Meadow Ter., Sarasota, FL 34233	0070-10-0037	Honore, Book 23, Page 127

2. Palmer Conveyance Property

Name	Property Address	Parcel ID	Relevant Source Conveyance to the Railroad
Thomas M. and Joyce R. Fay	3422 Oakwood Boulevard S, Sarasota, FL 34237	2031-02-1337	Palmer, Book 11, Page 524

3. Burton Conveyance Properties

Name	Property Address	Parcel ID	Relevant Source Conveyance to the Railroad
1. Lawrence D. and Veronica D. Salzman	1762 Springwood Dr., Sarasota, FL 34232	0053-14-0038	Burton, Book 23 Page, 58
2. Michael J. Bergeron and Richard K. Nelson	1812 Springwood Dr., Sarasota, FL 34232	0053-14-0033	Burton, Book 23, Page 58
3. Ray and Ella Bontrager	1429 Ingram Ave, Sarasota, FL 34232	0053-04-0010	Burton, Book 23, Page 58
4. Ralph R. and Dale Marie Braun	1804 Springwood Dr. Sarasota, FL 34232	0053-14-0035	Burton, Book 23, Page 58
5. Zsolt Csesznok and Marianna Bartus	1620 Springwood Dr., Sarasota, FL 34232	0053-11-0057	Burton, Book 23, Page 58
6. Joseph and Dorothy D'Angelo, as Trustees of the D'Angelo Family Revocable Trust	1808 Springwood Dr., Sarasota, FL 34232	0053-14-0034	Burton, Book 23, Page 58
7. Craig B. and Cynthia D. Dickie	1331 Ingram Ave., Sarasota, FL 34232	0053-04-0006	Burton, Book 23, Page 58
8. Pamela Driggs	1782 Springwood Dr., Sarasota, FL 34232	0053-14-0037	Burton, Book 23, Page 58
9. Zoila Emanuelli, As Trustee of the Zoila Emanuelli Revocable Trust	1548 Springwood Dr., Sarasota, FL 34232	0053-06-0035	Burton, Book 23, Page 58
10. Cosimo A. Fragomeni	3845 Gatewood Dr., Sarasota, FL 34232	0053-03-0034	Burton, Book 23, Page 58
11. Cheryl A. Del Pozzo Gallagher	1712 Springwood Dr., Sarasota, FL 34232	0053-11-0054	Burton, Book 23, Page 58
12. Michelle Garcia	1539 Ingram Ave., Sarasota, FL 34232	0053-06-0003	Burton, Book 23, Page 58
13. Ann T. Geraghty	3837 Gatewood Dr., Sarasota, FL 34232	0053-06-0046	Burton, Book 23, Page 58
14. GPG Limited LLC	1551 Ingram Ave., Sarasota, FL 34232	0053-06-0004	Burton, Book 23, Page 58
15. Martin Graber, Trustee	1319 Ingram Ave., Sarasota, FL 34232	0053-04-0005	Burton, Book 23, Page 58
16. Martin and Carol Frances Graber	1307 Ingram Ave., Sarasota, FL 34232	0053-04-0004	Burton, Book 23, Page 58
17. Stephen A. Heard	3841 Gatewood Dr., Sarasota, FL 34232	0053-03-0033	Burton, Book 23, Page 58
18. John A. Hobbs, Jr. and Mark F. Marino	1563 Ingram Ave., Sarasota, FL	0053-06-0005	Burton, Book 23, Page 58
19. Deborah Keck	1742 Springwood Dr., Sarasota, FL 34232	0053-11-0052	Burton, Book 23, Page 58
20. James and Diane Kostan	1829 Ingram Ave., Sarasota, FL 34232	0053-14-0002	Burton, Book 23, Page 58

21. Gerald A. Lagace	1841 Ingram Ave., Sarasota, FL	0053-14-0003	Burton, Book 23, Page 58
22. Lake Sawyer Two LLC	1722 Springwood Dr., Sarasota, FL 34232	0053-11-0053	Burton, Book 23, Page 58
23. Jactrace, LLC	1640 Springwood Dr., Sarasota, FL 34232	0053-11-0056	Burton, Book 23, Page 58
24. Keith R. and Mary M. Leeseberg	3825 Gatewood Dr. Sarasota, FL 34232	0053-06-0043	Burton, Book 23, Page 58
25. Douglas P. and Maria A. Luff	1817 Ingram Ave. Sarasota, FL 34232	0053-14-0001	Burton, Book 23, Page 58
26. Shirley I. Manfredo	3857 Gatewood Dr. Sarasota, FL 34232	0053-03-0037	Burton, Book 23, Page 58
27. Cheryl A. Marchand and Candace A. Magiera	1588 Springwood Dr. Sarasota, FL 34232	0053-11-0059	Burton, Book 23, Page 58
28. James J. and Suzanne M. Naiman	3833 Gatewood Dr., Sarasota, FL 34232	0053-06-0045	Burton, Book 23, Page 58
29. Javier Nieto and Maylen Negrin	3809 Gatewood Dr., Sarasota, FL 34232	0053-06-0039	Burton, Book 23, Page 58
30. Barbara A. Nikias	3829 Gatewood Dr., Sarasota, FL 34232	0053-06-0044	Burton, Book 23, Page 58
31. Elmer H. and Lena M. Nolt	1925 Ingram Ave.; 1937 Ingram Avenue Sarasota, FL 34232	0053-14-0006 0053-14-0007	Burton, Book 23, Page 58
32. Donna M. Perkins	3853 Gatewood Dr., Sarasota, FL 34232	0053-03-0036	Burton, Book 23, Page 58
33. Phyllis H. Perruc	1610 Springwood Dr. Sarasota, FL 34232	0053-11-0058	Burton, Book 23, Page 58
34. Mindy Piana	1913 Ingram Ave. Sarasota, FL 34232	0053-14-0005	Burton, Book 23, Page 58
35. Jose Sierra Testi-Martinez and Clara A. Myers	1575 Ingram Avenue Sarasota, FL 34232	0053-06-0006	Burton, Book 23, Page 58
36. Vinton and Dianne Trefz, As Trustees of the Trefz Living Trust	1816 Springwood Dr., Sarasota, FL 34232	0053-14-0032	Burton, Book 23, Page 58
37. James J. Tutsock and Mary J. McQueen	1568 Springwood Drive Sarasota, FL 34232	0053-06-0034	Burton, Book 23, Page 58
38. Robert J. and Maureen C. Wilson	3805 Gatewood Dr. Sarasota, FL 34232	0053-06-0038	Burton, Book 23, Page 58
39. Theresa A. Wilson	3821 Gatewood Dr. Sarasota, FL 34232	0053-06-0042	Burton, Book 23, Page 58
40. Jennifer Yager	3817 Gatewood Drive, Sarasota, FL 34232	0053-06-0041	Burton, Book 23, Page 58
41. Travis Marc and Elizabeth Marie Yoder	1901 Ingram Avenue Sarasota, FL 34232	0053-14-0004	Burton, Book 23, Page 58
42. Betty Lou Yutzy, As Trustee of the Betty Lou Yutzy Trust	1201 Ingram Ave., Sarasota, FL 34232	0053-04-0001	Burton, Book 23, Page 58
43. Orvie W. and Marie M. Zimmerman and Emery and Mary Ellen Yoder	Lot 9 Bahia Vista Heights, Ingram Ave., Sarasota FL 34232	0053-04-0009	Burton, Book 23, Page 58

4. Sarasota Land Co. Conveyance Properties

Name	Property Address	Parcel ID	Relevant Source Conveyance to the Railroad
1. Izmirlian Properties LLC	4055 Bee Ridge Rd., Sarasota, FL 34232	0061-15-0010	Sarasota Land Co. Book 19, Page 415
2. Douglas and Cynthia Abbott	3328 Linden Drive Sarasota, FL 34232	0061-10-0039	Sarasota Land Co., Book 19, Page 415
3. Nicole J. Altergott	2121 Ingram Avenue Sarasota, FL 34232	0060-06-0062	Sarasota Land Co., Book 19, Page 415
4. Troy Alvis	3300 Linden Drive Sarasota, FL 34232	0061-07-0043	Sarasota Land Co., Book 19, Page 415
5. Neal and Jo Atchley	2334 Greendale Dr., Sarasota, FL 34232	0060-11-0086	Sarasota Land Co., Book 19, Page 415
6. David R. and Joy S. Bailey, as Trustees of the Joy S. Bailey and David R. Bailey Revocable Trust	2346 Greendale Dr., Sarasota, FL 34232	0060-11-0084	Sarasota Land Co., Book 19, Page 415
7. Kerwin and Judy Baker	2019 Ingram Ave. Sarasota, FL 34232	0060-03-0035	Sarasota Land Co., Book 19, Page 415
8. James R. and Mary Ellen Bishop	2109 Ingram Avenue, Sarasota, Fl, 34232	0060-03-0040	Sarasota Land Co., Book 19, Page 415
9. Steve E. Bishop	2942 Poplar Street Sarasota, FL 34237	2031-13-0074	Sarasota Land Co., Book 19, Page 415
10. Ersila Borchert	2032 Greendale Dr., Sarasota, FL 34232	0060-03-0047	Sarasota Land Co., Book 19, Page 415
11. Carole M. Bowns	2301 Ingram Ave., Sarasota, FL 34232	0060-06-0069	Sarasota Land Co., Book 19, Page 415
12. Karen E. Bowser	3200 Linden Dr., Sarasota, FL 34232	0061-07-0049	Sarasota Land Co., Book 19, Page 415
13. Cynthia J. Burnell	5844 Meriwether Pl., Sarasota, FL 34232	0061-15-0089	Sarasota Land Co., Book 19, Page 415
14. Carol Caldwell	2113 Ingram Ave. Sarasota, FL 34232	0060-03-0041	Sarasota Land Co., Book 19, Page 415
15. James M. and Jeneve S. Cawley	2701 Greendale Dr. Sarasota, FL 34232	0060-11-0088	Sarasota Land Co., Book 19, Page 415
16. Amy Roseann Coats and Darrin Lee Johnson	2706 Greendale Dr., Sarasota, FL 34232	0060-14-0089	Sarasota Land Co., Book 19, Page 415
17. Frank T. Crotsley	3460 Linden Dr., Sarasota, FL 34232	0061-10-0032	Sarasota Land Co., Book 19, Page 415
18. Carl G. and Tobie L. Desantis	2752 Greendale Pl., Sarasota, FL 34232	0060-14-0084	Sarasota Land Co., Book 19, Page 415
19. Wanda Donner, as Trustee of the Wanda Donner Living Trust	2423 Ingram Ave., Sarasota, FL 34232	0060-11-0061	Sarasota Land Co., Book 19, Page 415
20. Lesley Dwyer and Barbara S. Hair	2203 Ingram Ave., Sarasota, FL 34232	0060-06-0063	Sarasota Land Co., Book 19, Page 415
21. Bernadette Feragola	3224 Linden Dr., Sarasota, FL 34232	0061-07-0047	Sarasota Land Co., Book 19, Page 415
22. Michael R. and Editha D. Fettig	3664 Radnor Pl., Sarasota, FL 34232	0061-15-0017	Sarasota Land Co., Book 19, Page 415
23. Sharon L. Gallagher, as Trustee of the Sharon L. Gallagher Rev. Trust	2122 Greendale Dr., Sarasota, FL 34232	0060-03-0045	Sarasota Land Co., Book 19, Page 415

24. Donald L. Geary, As Trustee of the Donald L. Geary Revocable Trust	2026 Greendale Dr., Sarasota, FL 34232	0060-03-0048	Sarasota Land Co., Book 19, Page 415
25. Roman T. and Carolyn F. Graber, As Trustees of the Roman and Carolyn Graber Revocable Trust	2317 Ingram Ave., Sarasota, FL 34232	0060-06-0072	Sarasota Land Co., Book 19, Page 415
26. Renate B. Harkavy	2223 Ingram Ave., Sarasota, FL 34232	0060-06-0068	Sarasota Land Co., Book 19, Page 415
27. Alvin L. and Michelle L. Harrell, Jr.	2020 Greendale Dr., Sarasota, FL 34232	0060-03-0049	Sarasota Land Co., Book 19, Page 415
28. Garnett D. and Stephanie S. Hayes	3436 Linden Dr., Sarasota, FL 34232	0061-10-0034	Sarasota Land Co., Book 19, Page 415
29. Wayne A. and Joyce O. Hibbs, Jr.	3236 Linden Dr., Sarasota, FL 34232	0061-07-0046	Sarasota Land Co., Book 19, Page 415
30. Paul K. and Daphne J. Hutchison	2128 Greendale Dr. Sarasota, FL 34232	0060-03-0044	Sarasota Land Co., Book 19, Page 415
31. Linda L. Jones	2322 Greendale Dr., Sarasota, FL 34232	0060-06-0077	Sarasota Land Co., Book 19, Page 415
32. Myrtle Krause	3716 Radnor Pl., Sarasota, FL 34233	0061-15-0012	Sarasota Land Co., Book 19, Page 415
33. Saul Alberto Lopez and Liz Janette Martinez-Ramos	3903 Linwood Street Sarasota, FL 34232	0060-03-0052	Sarasota Land Co., Book 19, Page 415
34. Linda Lyon	3314 Linden Dr. Sarasota, FL 34232	0061-07-0042	Sarasota Land Co., Book 19, Page 415
35. Kim A. and Sheila E. Marshall, As Trustees of the Kim A. and Sheila E. Marshall Trust	2107 Ingram Ave., Sarasota, FL 34232	0060-03-0038	Sarasota Land Co., Book 19, Page 415
36. Mast Investments, LLC	2307 Ingram Avenue Sarasota, FL 34232	0060-06-0071	Sarasota Land Co., Book 19, Page 415
37. Michael L. Morgan	2772 Greendale Dr. Sarasota, FL 34232	0060-14-0080	Sarasota Land Co., Book 19, Page 415
38. Julie Morris	2014 Greendale Dr. Sarasota, FL 34232	0060-03-0050	Sarasota Land Co., Book 19, Page 415
39. Gregory B. Nowak	3484 Linden Dr. Sarasota, FL 34232	0061-10-0030	Sarasota Land Co., Book 19, Page 415
40. Robert N. O'Neill, as Trustee of the Robert N. O'Neill Living Trust, and Heather H. Pennington, as Trustee of the Heather H. Pennington Rev. Living Tr.	5850 Meriwether Place, Sarasota, FL, 34232	0061-15-0090	Sarasota Land Co., Book 19, Page 415
41. Ryan R. Parker	3258 Linden Dr., Sarasota, FL, 34232	0061-07-0044	Sarasota Land Co., Book 19, Page 415
42. Phillippi Pines, LLC	Meriwether Place Sarasosta, FL 34232	0061-15-0096	Sarasota Land Co., Book 19, Page 415
43. Barbara Sue Schrock	2007 Ingram Avenue Sarasota, FL 34232	0060-03-0033	Sarasota Land Co., Book 19, Page 415
44. Leroy and Ruby Schrock	2409, 2417, and 2607 Ingram Ave., Sarasota, FL 34232	0060-11-0058 0060-11-0059 0060-14-0077	Sarasota Land Co., Book 19, Page 415
45. Ruby Schrock, As Trustee of the Ruby Schrock Revocable Trust	2505, 2513, and 2605 Ingram Ave., Sarasota, FL 34232	0060-11-0063 0060-11-0064 0060-11-0066 0060-14-0075	Sarasota Land Co., Book 19, Page 415

46. Sandra Elaine Schrock	2003 Ingram Ave. Sarasota, FL 34232	0060-03-0032	Sarasota Land Co., Book 19, Page 415
47. Brian N. Seymour	3412 Linden Dr. Sarasota, FL 34231	0061-10-0036	Sarasota Land Co., Book 19, Page 415
48. Wilbur O. Smith	3424 Linden Drive Sarasota, FL 34232	0061-10-0035	Sarasota Land Co., Book 19, Page 415
49. Vera Straniere	3212 Linden Dr. Sarasota, FL 34232	0061-07-0048	Sarasota Land Co., Book 19, Page 415
50. Suzanne M. Thornburg	3472 Linden Drive Sarasota, FL 34232	0061-10-0031	Sarasota Land Co., Book 19, Page 415
51. Mildred L. Tufford (Kandel)	2207 Ingram Avenue Sarasota, FL 34232	0060-06-0064	Sarasota Land Co., Book 19, Page 415
52. Chad Waites	2321 Ingram Avenue Sarasota, FL 34232	0060-06-0074	Sarasota Land Co., Book 19, Page 415
53. Lance and Helene Warrick	2756 Greendale Place Sarasota, FL 34232	0060-14-0083	Sarasota Land Co., Book 19, Page 415
54. Paul Wicha	Lot 325 Sarasota Springs Unit 3, Linden Drive, Sarasota, FL 34232	0061-10-0038	Sarasota Land Co., Book 19, Page 415
55. Brad D. and Patricia T. Wilson	3215 Pony Lane Sarasota, FL 34232	0061-06-0006	Sarasota Land Co., Book 19, Page 415
56. Linda A. Yarbrough	3702 Radnor Place Sarasota, FL 34232	0061-15-0016	Sarasota Land Co., Book 19, Page 415
57. Jonathan R. and C. Joy Yutzy, as Trustees of the Jonathan R. Yutzy and C. Joy Yutzy Revocable Living Trust	2521 Ingram Ave., Sarasota, FL 34232	0060-11-0065	Sarasota Land Co., Book 19, Page 415
58. Timothy J. and Dana Zizak	4001 Tern St., Sarasota, FL 34232	0061-07-0050	Sarasota Land Co., Book 19, Page 415
59. Mark T. and Angela D. Flaherty	3439 Forest Lake Dr., Sarasota, FL 34232	0061-07-0097	Sarasota Land Co., Book 19, Page 415
60. Timothy G. and Alisa J. Herring	3421 E. Forest Lake Dr., Sarasota, FL 34232	0061-07-0095	Sarasota Land Co., Book 19, Page 415
61. Robert E. and Michelle S. Messick	3441 East Forest Lakes Drive, Sarasota, FL 34232	0061-07-0098	Sarasota Land Co., Book 19, Page 415

5. Clough Conveyance Properties

Name	Property Address	Parcel ID	Relevant Source Conveyance to the Railroad
1. Amos and Anna S. Fisher	1030 Herndon Pl., Sarasota, FL 34232	0052-12-0018	Clough, Book 19, Page 481
2. William B. and Debra I. Pruett	1040 Herndon Pl., Sarasota, FL 34232	0052-12-0023	Clough, Book 19, Page 481
3. Donald and Meredith Jeanne Ruth	1000 Herndon Pl., Sarasota, FL 34232	0052-12-0015	Clough, Book 19, Page 481

6. Florida Mortgage Co. Conveyance Properties

Name	Property Address	Parcel ID	Relevant Source Conveyance to the Railroad
1. John M. Alvis	2521 Novus Street Sarasota, FL 34237	2034-02-0017	Fla. Mortgage, Book 10, Page 532
2. Catherine Teresa Gray	2881 Novus St., Sarasota, FL 34237	0054-04-0007	Fla. Mortgage, Book 10, Page 532
3. Joshua Carroll Hackney	2869 Novus St., Sarasota, FL 34237	0054-04-0006	Fla. Mortgage, Book 10, Page 532
4. Joe R. Hembree, As Trustee of the Joe R. Hembree Revocable Trust	2491 Novus St., Sarasota, FL 34237	2034-02-0013	Fla. Mortgage, Book 10, Page 532
5. Michael and Vivian Kravchak	2845 Novus St., Sarasota, FL 34237	0054-04-0004	Fla. Mortgage, Book 10, Page 532
6. Lewma Enterprise, Inc.	719 S. Shade Ave., Sarasota, FL 34237 Novus Street Sarasota, FL 34237	2034-02-0001 2034-02-0003	Fla. Mortgage, Book 10, Page 532
7. Cameron W. and Carol T. McGough	2833 Novus Street, Sarasota, FL 34237	0054-04-0003	Fla. Mortgage, Book 10, Page 532
8. Rickey Smull	2993 Novus Street, Sarasota, FL 34237	0054-04-0017	Fla. Mortgage, Book 10, Page 532
9. Irvin J. and Cynthia P. Spiegel	2417 Novus Street, Sarasota, FL 34237	2034-02-0004	Fla. Mortgage, Book 10, Page 532
10. William A. and Jill Booth	2635 Novus Place Sarasota, FL 34237	2034-01-0042	Fla. Mortgage, Book 10, Page 532
11. John L. and Mary Allgyer and Levi and Tammy L. Lantz, Jr.	701 Locklear Avenue, Sarasota, FL 34237	0054-01-0030	Fla. Mortgage, Book 10, Page 536
12. JB Holdings of Sarasota, LLC	735 S. Beneva Rd., Sarasota, FL 34232	0052-04-0001	Fla. Mortgage, Book 10, Page 536
13. Bob Allen and Lori Ann Jefferson	3740 Teate Dr., Sarasota, FL 34232	0052-05-0009	Fla. Mortgage, Book 10, Page 536
14. Bonnie A. Klein	2495 Novus St., Sarasota, FL 34237	2034-02-0014	Fla. Mortgage, Book 10, Page 536
15. Earnest R. Locklear, Carolyn B. Barclay and Steven H. Locklear	707 Trotter Avenue, Sarasota, FL 34237	0054-01-0015	Fla. Mortgage, Book 10, Page 536
16. Shannon Lugannani and Helen Elena Emegbagha	3512 Alderman St., Sarasota, FL 34237	0054-01-0028	Fla. Mortgage, Book 10, Page 536
17. Callie Parsons	3434 Alderman St., Sarasota, FL 34237	0054-01-0016	Fla. Mortgage, Book 10, Page 536
18. Marc and Leann Schlabach	3446 Alderman Street, Sarasota, FL 34237	0054-01-0029	Fla. Mortgage, Book 10, Page 536
19. John and Jaana Avramidis	775 Stone Crest Drive Sarasota, Fl 34232	0052-04-0034	Fla. Mortgage, Book 10, Page 536
20. David and Cynthia Gaul	743 Stonecrest Drive Sarasota, FL 34232	0052-04-0038	Fla. Mortgage, Book 10, Page 536
21. Andrew and Jennifer Heath	735 Stonecrest Drive Sarasota, FL 34232	0052-04-0039	Fla. Mortgage, Book 10, Page 536
22. Anna Marie Martin	742 Autumncrest Dr. Sarasota, FL 34232	0052-04-0041	Fla. Mortgage, Book 10, Page 536
23. Thomas McCall and Susan Coakley	759 Stonecrest Drive Sarasota, FL 34232	0052-04-0036	Fla. Mortgage, Book 10, Page 536

24. Susan Schmitt, as Trustee of the Schmitt Revocable Trust	767 Stonecrest Drive Sarasota, FL 34232	0052-04-0035	Fla. Mortgage, Book 10, Page 536
25. Raymond and Linda Wenck	721 Stonecrest Drive Sarasota, FL 34232	0052-04-0040	Fla. Mortgage, Book 10, Page 536
26. Thomas and Michelle M. Dodson	790 Autumncrest Dr., Sarasota, FL 34232	0052-04-0026	Fla. Mortgage, Book 10, Page 536 STIP
27. Kimberly Dawn Hewitt, As Trustee for the Kimberly Dawn Hewitt Revocable Trust	831 Autumncrest Dr., Sarasota, FL 34232	0052-05-0012	Fla. Mortgage, Book 10, Page 536
28. The Oaks at Woodland Park Homeowners Assoc.	Oaks at Woodland Park, Sarasota, FL 34232	0052-03-0062	Fla. Mortgage, Book 10, Page 536
29. Anthony and Karen Puccio	770 Autumncrest Dr., Sarasota, FL 34232	0052-04-0027	Fla. Mortgage, Book 10, Page 536
10. Keith E. Rollins and Lisa J. Paxson-Rollins	772 Stonecrest Dr., Sarasota, FL 34232	0052-04-0033	Fla. Mortgage, Book 10, Page 536
31. Brian T. Sanborn	766 Stonecrest Dr., Sarasota, FL 34232	0052-04-0032	Fla. Mortgage, Book 10, Page 536

7. Neihardt Conveyance Properties

Name	Property Address	Parcel ID	Relevant Source Conveyance to the Railroad
1. 3153 Novus Court, LLC	3153 Novus Court, Sarasota, FL 34237	0054-03-0005	Neihardt, Book 10, Page 529
2. Crabapple Enterprise LLC	719 South Brink Ave., Sarasota, FL 34237	0054-03-0018	Neihardt, Book 10, Page 529
3. Michael A. and Janel K. Huckleberry	700 Wood Ln., Sarasota, FL 34237	0054-02-0024	Neihardt, Book 10, Page 529
4. Brian J. and Cheryl A. Key	703 Wood Ln., Sarasota, FL 34237	0054-02-0025	Neihardt, Book 10, Page 529
5. Tammy Lynn	3033 Novus Court, Sarasota, FL 34237	0054-03-0016	Neihardt, Book 10, Page 529
6. William Martell, III	3173 Novus Court, Sarasota, FL 34237	0054-03-0003	Neihardt, Book 10, Page 529
7. Michael McLaughlin	700 Searcy Ave., Sarasota, FL 34237	0054-02-0037	Neihardt, Book 10, Page 529

8. Pendley Document Properties (see Group 3 below)

Name	Property Address	Parcel ID	Relevant Source Conveyance to the Railroad
1. Jeffrey Doyle, as Trustee of the Wallace David Brunton Testamentary Trust, and Mabel Brunton	3226 Oakwood Boulevard South, Sarasota, FL 34237	2031-02-1366	O.H. Pendley
2. Gary L. Cathey and Victoria L. Goodrich	3218 Oakwood Boulevard South, Sarasota, FL 34237	2031-02-1370	O.H. Pendley

9. Ringling Conveyance Properties

Name	Property Address	Parcel ID	Relevant Source Conveyance to the Railroad
1. Denise Doucette Erb and Lorraine E. Colby	2954 Poplar Street Sarasota, FL 34237	2031-13-0073	Ringling Book 42, Page 542
2. Joyce P. and Julie Gwen Hardie	2988 Poplar Street Sarasota, Fl 34237	2031-13-0070	Ringling Book 42, Page 542
3. David Ivanov, as Trustee of the 2976 Poplar Street Land Trust	2976 Poplar Street Sarasota, FL 34237	2031-13-0071	Ringling Book 42, Page 542
4. Lakewood Venture Capital LLC	2836 Poplar Street Sarasota, FL 34237	2031-13-0084	Ringling Book 42, Page 542
5. Faye M. Rood	2900 Poplar Street Sarasota, FL 34237	2031-13-0077	Ringling Book 42, Page 542
6. Sarasota County Agricultural Fair Association	2896 Ringling Boulevard Sarasota FL 34237	2031-04-0006	Ringling Book 42, Page 542

GROUP THREE

1. Prescriptive Easement Properties – Valuation Map Designation

Name	Property Address	Parcel ID	Relevant Source Conveyance to the Railroad
1. John W. and Christine L. Fordham	2293 Novus St., Sarasota, FL 34237	2034-03-0083	By Possession
2. Bradley Blum Morrison	2269 Novus Street Sarasota, FL 34237	2034-03-0080	By Possession
3. Shirley P. Ramsey	2343 Novus Street Sarasota, FL 34237	2034-03-0089	By Possession

2. Easement by Prescription Properties – Pendley Document (repeated from above)

Name	Property Address	Parcel ID	Relevant Source Conveyance to the Railroad
1. Jeffrey Doyle, as Trustee of the Wallace David Brunton Testamentary Trust, and Mabel Brunton	3226 Oakwood Boulevard South, Sarasota, FL 34237	2031-02-1366	O.H. Pendley
2. Gary L. Cathey and Victoria L. Goodrich	3218 Oakwood Boulevard South, Sarasota, FL 34237	2031-02-1370	O.H. Pendley

GROUP FOUR

Platted Properties for which Government Disputes Adjacency (from above groups)

Name	Platted Subdivision	Parcel ID	Group No. Above	Relevant Source Conveyance to the Railroad
1. Jeffrey Doyle, as Trustee of the Wallace David Brunton Testamentary Trust, and Mabel Brunton	Oakwood Manor	2031-02-1366	Group 2(8); Group 3(2)	O.H. Pendley
2. Gary L. Cathey and Victoria L. Goodrich	Oakwood Manor	2031-02-1370	Group 2(8); Group 3(2)	O.H. Pendley
3. Thomas M. and Joyce R. Fay	Oakwood Manor	2031-02-1337	Group 2(2)	Palmer, Book 11, Page 524
4. William A. and Jill Booth	Hagar Park	2034-01-0042	Group 2(6)	Fla. Mortgage, Book 10, Page 532
5. Thomas and Michelle M. Dodson	Oaks at Woodland Park	0052-04-0026	Group 2(6)	Fla. Mortgage, Book 10, Page 536
6. Anthony and Karen Puccio	Oaks at Woodland Park	0052-04-0027	Group 2(6)	Fla. Mortgage, Book 10, Page 536
7. Keith E. Rollins and Lisa J. Paxson-Rollins	Oaks at Woodland Park	0052-04-0033	Group 2(6)	Fla. Mortgage, Book 10, Page 536
8. Brian T. Sanborn	Oaks at Woodland Park	0052-04-0032	Group 2(6)	Fla. Mortgage, Book 10, Page 536
9. Kimberly Dawn Hewitt, As Trustee for the Kimberly Dawn Hewitt Revocable Trust	Oaks at Woodland Park	0052-05-0012	Group 2(6)	Fla. Mortgage, Book 10, Page 536
10. The Oaks at Woodland Park Homeowners Assoc., Inc.	Oaks at Woodland Park	0052-03-0062	Group 2(6)	Fla. Mortgage, Book 10, Page 536
11. Mark T. and Angela D. Flaherty	Old Forest Lakes	0061-07-0097	Group 2(4)	Sarasota Land Co., Book 19, Page 415
12. Robert E. and Michelle S. Messick	Old Forest Lakes	0061-07-0098	Group 2(4)	Sarasota Land Co., Book 19, Page 415
13. Timothy G. and Alisa J. Herring	Old Forest Lakes	0061-07-0095	Group 2(4)	Sarasota Land Co., Book 19, Page 415

EXHIBIT 2

EXHIBIT 1

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, ADRIAN C. HONORE, a bachelor of Chicago, Illinois, for and in consideration of the sum of one dollar ($1.00) and other good and valuable considerations this day to him in hand paid, the receipt whereof is hereby acknowledged, does hereby remise, release and forever quit claim unto the SEABOARD AIR LINE RAILWAY, a corporation of the State of Virginia and other States, a right of way for railroad purposes over and across the following described parcels of land, lying and being in the County of Manatee, and State of Florida:

(1) A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the grantor herein in Sections three (3) and ten (10), Township thirty-seven (37) South, Range eighteen (18) East, Manatee County, Florida; said center line being described as follows:

Beginning at a point on the north line of the northwest quarter of the northeast quarter of Section three (3), Township thirty-seven (37) South, Range eighteen (18) east, seven hundred and twenty-four (724) feet west of the northeast corner thereof; running thence in a straight line south twelve (12) degrees, eleven (11) minutes east, nine thousand eight hundred and fourteen (9814) feet, more or less, across said Section three (3), and crossing the south line of said section at a point eight hundred and eighty-eight (888) feet west of the southeast corner thereof, and across the East one-half of the northeast quarter and the northeast quarter of the southeast quarter of Section ten (10), Township thirty-seven (37) south, Range eighteen (18) East, and crossing the south line of said northeast quarter of the southeast quarter of Section ten (10) at a point thirty-three (33) feet west of the southeast corner thereof, and across the S.E. 1/4 of the S.E.1/4 of said Section ten (10) to a point on the east line thereof. The said strip of land contains twenty-two and five-tenths (22.5) acres, more or less.

(2) A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the grantor herein in Sections fourteen (14), twenty-three (23), twenty-six (26) and thirty-five (35) Township thirty-seven (37) South, Range eighteen (18) East, and Sections two (2), one (1) and twelve (12), Township thirty-eight (38) South, Range eighteen (18) East, Manatee County, Florida; said center line being described as follows:

Beginning at a point on the North line of the northwest quarter of the northwest quarter of Section fourteen (14), Township thirty-seven (37) South, Range eighteen (18) East, two hundred and fifty-two (252) feet east of the northwest corner thereof; running thence in a straight line South twelve (12) degrees, eleven (11) minutes East, thirty-five thousand

EXHIBIT B

EXHIBIT 1

EXHIBIT 2

one hundred and eighty (36,180) feet, more or less, across Sections fourteen (14), twenty-three (23), twenty-six (26) and thirty-five (35), Township thirty-seven (37) South, Range eighteen (18) East, and Sections two (2), one (1) and twelve (12), Township thirty-eight (38) South, Range eighteen (18) East, crossing the South line of the southeast quarter of the southwest quarter of Section twelve (12) at a point six hundred eighty-eight (688) feet west of the southeast corner thereof. Said strip of land contains _____ acres, more or less.

(3) A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the grantor herein in the southeast quarter of Section thirteen (13), Section twenty-four (24) and the northeast quarter of the northeast quarter of Section twenty-five (25), Township thirty-eight (38) south, Range eighteen (18) East, Manatee County, Florida; said center line being described as follows:

Beginning at a point on the west line of the northwest quarter of the southeast quarter of Section thirteen (13), Township thirty-eight (38) South, Range eighteen (18) East, five hundred and sixty (560) feet, more or less, south of the northwest corner thereof; running thence in a straight line south twelve (12) degrees, eleven (11) minutes east, eight thousand nine hundred and twenty-five (8925) feet, more or less, across the southeast quarter of Section thirteen (13) Section twenty-four (24), and the northeast quarterof the northeast quarter of Section twenty-five (25), Township thirty-eight (38) South, Range eighteen (18) East, to a point on the south line of the said northeast quarter of the northeast quarter of Section twenty-five (25), distant five hundred sixty-five (565) feet, more or less, east of the southwest corner thereof. Said strip of land contains twenty and five tenths (20.5) acres, more or less.

(4) A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway, as located across lands, owned by the grantor herein in the northeast quarter of the southeast quarter and the northeast quarter of the southeast quarter of the southeast quarter of Section twenty-five (25), Township thirty-eight (38) South, Range eighteen (18) East, Manatee County, Florida; said center line being described as follows:

Beginning at a point on the north line of the northeast quarter of the southeast quarter of Section twenty-five (25), Township thirty-eight (38) South, Range eighteen (18) East, four hundred and sixty-seven (467) feet west of the northeast corner thereof; running thence in a straight line south twelve (12) degrees, eleven (11) minutes east, a distance of two thousand and fifteen (2015) feet, more or less, to a point on the south line of the northeast quarter of the southeast quarter of the southeast quarter of Section twenty-five (25), distant forty-five (45) feet,more or less, west of the southeast corner thereof. Said strip of land contains four and six-tenths (4.6) acres, more or less.

EXHIBIT 1

EXHIBIT 2

TO HAVE AND TO HOLD the said premises unto the said Seaboard Air Line Railway, its successors and assigns and to its or their own proper use, benefit and behoof forever for railroad purposes.

This conveyance is made upon the express condition, however that if the Seaboard Air Line Railway shall not construct upon said land and commence the operation thereon with one year of the date hereof of a line of railroad, or, if at any time thereafter the said Seaboard Air Line Railway shall abandon said land for railroad purposes then the above described pieces and parcels of land shall ipso facto revert to and again become the property of the undersigned, his heirs, administrators and assigns.

IN TESTIMONY WHEREOF the undersigned has hereunto set his hand and seal this 5th day of November, A.D. 1910.

Adrian C. Honoré (SEAL)

WITNESSES:

Parke S. Archer

State of Illinois,)
) ss.
County of Cook.)

I hereby certify that on this 5th day of November, A.D. 1910, before me, the undersigned authority, personally appeared in the State and County aforesaid, the said Adrian C. Honore, a bachelor, personally known to me to be the individual described in and who executed the above written deed of conveyance, and for himself, acknowledged that he signed, sealed and delivered the said deed freely and voluntarily and for the uses and purposes therein stated.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

Frederick C. Hack
Notary Public in and for County of Cook, State of Illinois.

My Notarial Commission expires on the 21st day of December A.D. 1913.

EXHIBIT 1
EXHIBIT 2

EXHIBIT 2

CLARK HILL

ENTERED
Office of Proceedings
March 8, 2019
Part of
Public Record

Eric M. Hocky
T 215.640.8523
F 215.640.8501
Email: ehocky@clarkhill.com

Clark Hill PLC
One Commerce Square
2005 Market Street
Suite 1000
Philadelphia, PA 19103
T 215.640.8500
F 215.640.8501

clarkhill.com

March 7, 2019

VIA FEDEX

Cynthia T. Brown
Chief, Section of Administration
Office of Proceedings
Surface Transportation Board
395 E Street SW
Washington, DC 20024

Re: Seminole Gulf Railway, L.P. - Exempt Abandonment -
In Sarasota County, Florida
STB Docket No. AB 400 (Sub-No. 7X)

Dear Ms. Brown:

Enclosed for filing are the original and 10 copies of the Notice of Exempt Abandonment being filed on behalf of Seminole Gulf Railway, L.P. Also enclosed is our check in the amount of $4,200 representing the filing fee therefor.

Please time-stamp the additional copy of the Notice enclosed with this letter and return it to me in the self-addressed stamped envelope provided for your convenience.

FEE RECEIVED
March 8, 2019
SURFACE
TRANSPORTATION BOARD

F I L E D
March 8, 2019
SURFACE
TRANSPORTATION BOARD

221279719

EXHIBIT 2

Please let us know if there are any questions regarding this filing.

Respectfully,

CLARK HILL PLC

Eric M. Hocky

EMH/e

cc: All persons shown on the certificate of service

Before the

SURFACE TRANSPORTATION BOARD

STB Docket No. AB 400 (Sub No. 7X)

SEMINOLE GULF RAILWAY, L.P.
- EXEMPT ABANDONMENT -
IN SARASOTA COUNTY, FLORIDA

NOTICE OF EXEMPT ABANDONMENT

Eric M. Hocky
CLARK HILL PLC
One Commerce Square
2005 Market Street
Suite 1000
Philadelphia, PA 19103-7041
(215) 640-8500
ehocky@clarkhill.com

Attorneys for Seminole Gulf Railway, L.P.

Dated: March 7, 2019

Before the

SURFACE TRANSPORTATION BOARD

STB Docket No. AB 400 (Sub No. 7X)

SEMINOLE GULF RAILWAY, L.P.
- EXEMPT ABANDONMENT -
IN SARASOTA COUNTY, FLORIDA

RECEIVED
MAR 08 2019

NOTICE OF EXEMPT ABANDONMENT

Seminole Gulf Railway, L.P. ("SGLR" or "Applicant") is seeking an exemption under the Board's class exemption procedures at 49 C.F.R. Part 1152, Subpart F to abandon a segment of its line of railroad known as the Venice Branch extending between Milepost SW 890.29 on the north side of Ashton Road and Milepost SW 884.70, and between Milepost AZA 930.30 and Milepost AZA 928.21 on the north side of State Highway 780 (Fruitville Road), partly lying within the City of Sarasota, Sarasota County, Florida, with the remainder lying within unincorporated Sarasota County (the "Subject Line"), a total distance of 7.68 miles. A map of the Subject Line is attached hereto as Exhibit A.

There has been no local or overhead freight service on the Subject Line for over two years (in fact, although the tracks have been used in connection with car storage, there has been no local or overhead freight service for over 10 years). Because this is a stub-ended line there is no overhead traffic to be rerouted over other lines.

The Subject Line connects to two additional segments of the Venice Branch for which

SGLR received abandonment authority in 2004 and in 2017[1], and which were subsequently transferred for interim trail use and rail banking to Sarasota County for development into the "Legacy Trail."

This Notice of Exempt Abandonment is being filed pursuant to the requirements of 49 C.F.R. §1152.50 regarding exemptions for out of service rail lines. In accordance with such requirements, Applicant hereby states as follows:

1. The exact name of Applicant is Seminole Gulf Railway, L.P.

2. Applicant is a common carrier by railroad subject to 49 U.S.C. Subtitle IV, chapter 105. Applicant originally acquired the Subject Line in 1987. *See Seminole Gulf Railway, L.P. – Exemption to Acquire and Operate – CSX Transportation, Inc.*, ICC Finance Docket No. 31155 (served November 30, 1987).[2]

3. The relief sought is an exemption for the abandonment of the Subject Line, being the line of railroad known as the Venice Branch extending between Milepost SW 890.29 on the north side of Ashton Road and Milepost SW 884.70, and between Milepost AZA 930.30 and Milepost AZA 928.21 on the north side of State Highway 780 (Fruitville Road), partly lying within the City of Sarasota, Sarasota County, Florida, with the remainder lying within unincorporated Sarasota County (the "Subject Line"), a total distance of 7.68 miles.

---

[1] *See Seminole Gulf Railway, L.P. – Abandonment Exemption – In Sarasota County, FL*, STB Docket No. AB 400 (Sub-No. 3X)(served April 2, 2004); and *Seminole Gulf Railway, L.P. – Abandonment Exemption – In Sarasota County, FL*, STB Docket No. AB 400 (Sub-No. 6X) (served November 6, 2017).

[2] SGLR acquired the full common carrier obligation when it purchased the rail lines, including the Subject Line. CSX Transportation, Inc. ("CSXT") as the owner of the underlying land is not subject to the Board's jurisdiction. *See Seminole Gulf Railway, Inc. – Abandonment Exemption – In Lee County, FL*, ICC Docket No. AB-400 (Sub-No. 2X)(served December 22, 1994), *slip op.* at 5.

4. A detailed map of the Subject Line is attached hereto as Exhibit A. More detailed topographic maps were included in the Environmental and Historic Report filed with the Board on February 15, 2019.

5. The representative of Applicant to whom correspondence should be sent is:

Eric M. Hocky, Esquire
Clark Hill, PLC
One Commerce Square
2005 Market Street, Suite 1000
Philadelphia, PA 19103
(215) 640-8500
ehocky@clarkhill.com

6. The Subject Line traverses through United States Postal Service ZIP Codes 34232, 24233 and 34237.

7. Information in Applicant's possession regarding any restrictions on title will be made available by Applicant on reasonable request. Applicant believes that the right of way, or portions thereof, may be suitable for trail use or other public purposes. SGLR, together with CSXT as the underlying landowner, have granted The Trust for Public Land, or its designee, an option to acquire the rail line for conversion to a trail that will extend the Legacy Trail.

8. Applicant proposes to consummate the abandonment on or after April 27, 2019.

9. Applicant certifies that:

(a) No local or overhead traffic has moved over the Subject Line since prior to 2007, a period of more than ten years. Because the Subject Line is not a "through line," there was no overhead traffic on the Subject Line.

(b) No formal complaint by a user of rail service on the Subject Line, or a state or local government entity acting on behalf of such user, regarding cessation of service over the Subject Line either is pending with the Board or any U.S. District Court, or has been decided

in favor of the complainant within the two year period.

10. Although no employees of the Applicant will be affected by the proposed abandonment, Applicant recognizes that the abandonment of the Subject Line will be made subject to the standard employee protective conditions as set forth in *Oregon Short Subject Line Railroad Co .- Abandonment -- Goshen*, 360 I.C.C. 91 (1979).

11. Applicant filed an Environmental and Historic Report with the Board on February 15, 2019, more than twenty days prior to this filing. Since the filing of the Environmental and Historic Report, Applicant has received two additional response from consulted agencies. A copy of the responses from the U.S. Fish and Wildlife Service and from the U.S. Environmental Protection Agency, both of which express no concerns, are attached hereto as Exhibit B.

12. Applicant certifies that it has complied with the legal (newspaper) notice requirements of 49 C.F.R. §1105.11. Notice of the proposed abandonment was published in the *Sarasota Herald Tribune* on February 12, 2019. A copy of the proof of publication is attached hereto as Exhibit C.

13. Applicant certifies that it has complied with the notice requirements of 49 C.F.R. §1152.50(d)(1). A copy of the notice dated February 19, 2019, sent to the required governmental agencies is attached hereto as Exhibit D.

For the reasons set forth above, the Board should find that Applicant's proposed abandonment satisfies the exemption requirements of 49 C.F.R. §1152, and should issue the appropriate notice.

Respectfully submitted,

Eric M. Hocky
CLARK HILL PLC
One Commerce Square
2005 Market Street
Suite 1000
Philadelphia, PA 19103-7041
(215) 640-8500
ehocky@clarkhill.com

Attorneys for Seminole Gulf Railway, L.P.

Dated: March 7, 2019

VERIFICATION

I hereby verify on behalf of Seminole Gulf Railway, L.P., under penalty of perjury, that the foregoing is true and correct. Further, I certify that I am qualified and authorized to file this Verification.

Executed on March 6, 2019.

Print Name: Robert M. Fay

221276084

CERTIFICATE OF SERVICE

I hereby certify that on this date a copy of the foregoing Notice of Exempt Abandonment was served on the persons shown on the attached list by first class mail, postage prepaid.

ERIC M. HOCKY

Dated: March 7, 2019

221276084

EXHIBIT 2

Florida State Clearinghouse
2600 Blair Stone Rd.
M.S. 47
Tallahassee, FL 32399-3000

Florida Department of Environmental Protection
3900 Commonwealth Blvd.
M.S. 49
Tallahassee, FL 32399-3000

County Administrator
Sarasota County
1660 Ringling Blvd.
Sarasota, FL 34236

Environmental Protection Agency
Region 4
Sam Nunn Atlanta Federal Center
Attn: Christopher A. Militscher
61 Forsyth Street, SW
Atlanta, GA 30303

U.S. Fish and Wildlife Service
Southeast Region 4
Office of the Regional Director
1875 Century Blvd., Suite 400
Atlanta, GA 30345-3319

U.S. Fish and Wildlife Service
Southeast Region 4
Attn: John W. Wrublik
1339 20th Street
Vero Beach, FL 32960

National Park Service
Southeast Region
100 Alabama Street, SW
1924 Building
Atlanta, GA 30303

National Park Service
1849 C Street, NW
Washington, DC 20240

USDA, NRCS
Office of the Chief
1400 Independence Ave., SW
Room 5105-A
Washington, DC 20250

USDA, NRCS
2614 NW 43rd Street
Gainesville, FL 32606

Communications and Outreach Branch
NOAA, N/NGS12
National Geodetic Survey, SSMC3 #9340
1315 East-West Highway
Silver Spring, MD 20910-3282

Florida Department of Transportation
605 Suwannee Street
Tallahassee, FL 32399-0450

Florida Fish and Wildlife Conservation Commission
620 South Meridian St.
Tallahassee, FL 32399-1600

Timothy A. Parsons, Ph.D, RPA
Division Director and State Historic Preservation Officer
Florida Division of Historic Resources
R.A. Gray Building
500 South Bonough Street
Tallahassee, FL 32399-0250

Florida Department of Environmental Protection
Florida Coastal Office
3900 Commonwealth Blvd., MS 235
Tallahassee, FL 32399-3000

United States Department of the Army
Military Surface Deployment and Distribution Command
Transportation Engineering Agency
ATTN: SDTE-SA (Railroads for National Defense)
709 Ward Drive, Building 1990
Scott AFB, IL 62225-5357

U.S. Army Corps of Engineers
South Atlantic Division
60 Forsyth St., SW
Atlanta, GA 30303-8801

County Historic Resources Officer
Sarasota County Historic Resources
6062 Porter Way
Sarasota, FL 34232

Office of Chief of Forest Service
U.S. Department of Agriculture
1400 Independence Ave., SW
Washington, DC 20250-1111

U.S. Department of the Interior -
National Park Service
RTCA Program
1849 C Street, NW
Washington, DC 20240

221276084

EXHIBIT A - MAP

EXHIBIT "A"
Phase 2

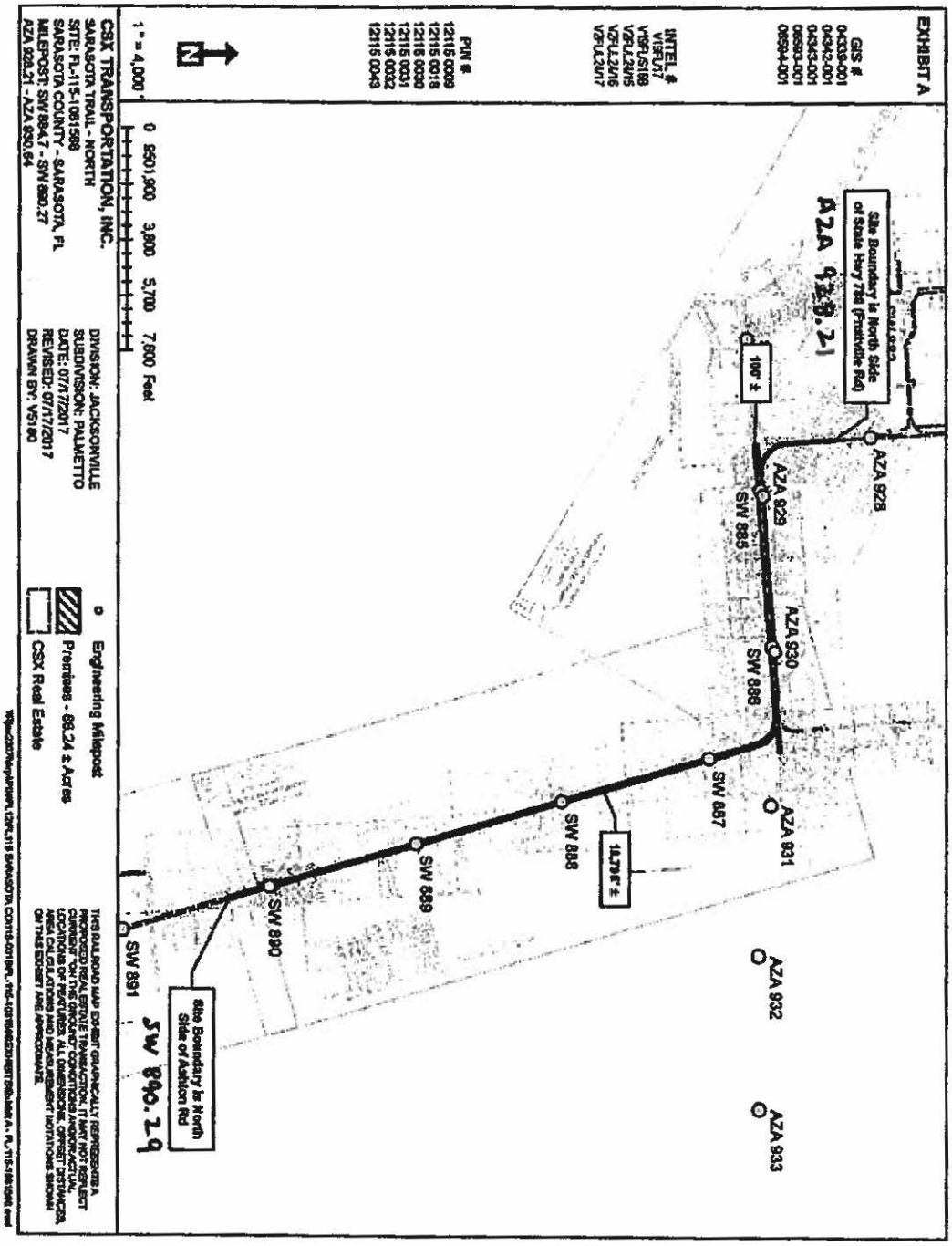

EXHIBIT B – ADDITIONAL ENVIRONMENTAL RESPONSES

Hocky, Eric M.

From: Militscher, Chris <Militscher.Chris@epa.gov>
Sent: Thursday, February 21, 2019 9:47 AM
To: Hocky, Eric M.
Subject: Seminole Gulf Railway, AB 400 (Sub. No. 7X); Environmental/Historic Report

Mr. Hocky: The U.S. Environmental Protection Agency (EPA) NEPA Program Office has reviewed the subject report and found no environmental issues of concern regarding the proposed abandonment exemption as described. Thank you for the opportunity to review and comment on the proposed action.

Sincerely,

Christopher A. Militscher
Chief, NEPA Program Office
U.S. Environmental Protection Agency
61 Forsyth Street, SW
Atlanta, GA 30303
404-562-9512

EXHIBIT 2

Hocky, Eric M.

From: Wrublik, John <john_wrublik@fws.gov>
Sent: Thursday, February 28, 2019 2:15 PM
To: Hocky, Eric M.
Subject: Fwd: Rec'd in RO
Attachments: Scanned from a Xerox multifunction device.pdf

Dear. Mr. Hocky,

I'm sorry it took me so long to respond to your request but we have been trying to catch up with our workload due to the recent government shutwown. The Service does not have any concerns regarding the proposed abandonment at this time.

Sincerely,

John M. Wrublik
U.S. Fish and Wildlife Service
1339 20th Street
Vero Beach, Florida 32960
Office: (772) 469-4282
Fax: (772) 562-4288
email: John_Wrublik@fws.gov

NOTE: This email correspondence and any attachments to and from this sender is subject to the Freedom of Information Act (FOIA) and may be disclosed to third parties.

---------- Forwarded message ---------
From: **Roxanna Hinzman** <roxanna_hinzman@fws.gov>
Date: Thu, Jan 31, 2019 at 4:45 PM
Subject: Fwd: Rec'd in RO
To: John Wrublik <John_Wrublik@fws.gov>

FYI

Roxanna Hinzman
Field Supervisor
South Florida Ecological Services Field Office
772-469-4309
Cell 772-532-1247

NOTE: This email correspondence and any attachments to and from this sender are subject to FOIA and may be disclosed.

Sent from my iPhone

EXHIBIT 2

Begin forwarded message:

From: "Gonzalez, Rafael" <rafael_gonzalez@fws.gov>
Date: January 31, 2019 at 3:04:50 PM EST
To: Roxanna Hinzman <roxanna_hinzman@fws.gov>, Ashleigh Blackford <ashleigh_blackford@fws.gov>, Constance Cassler <constance_cassler@fws.gov>, "Rivera, Jose" <jose_rivera@fws.gov>
Subject: Fwd: Rec'd in RO

FYI

---------- Forwarded message ---------
From: **Price, Nikki** <nikki_price@fws.gov>
Date: Thu, Jan 31, 2019 at 2:58 PM
Subject: Rec'd in RO
To: Rafael Gonzalez <rafael_gonzalez@fws.gov>, LeeAnn Kelso <leeann_kelso@fws.gov>

---------- Forwarded message ---------
From: <nikki_price@fws.gov>
Date: Thu, Jan 31, 2019 at 2:54 PM
Subject: Scanned from a Xerox multifunction device
To: nikki_price@fws.gov <nikki_price@fws.gov>

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: 4th Floor - RiversR
Device Name: IFW4RO-PR-4RIVERSR

For more information on Xerox products and solutions, please visit http://www.xerox.com

--
Nikki N. Price
Student Trainee, Pathways Intern
U.S. Fish and Wildlife Service
Southeast Regional Office
1875 Century Boulevard
Atlanta, GA 30345
(p) 404/679-7108
(f) 404/679-7081

EXHIBIT 2

NOTE: All email correspondence and attachments received from or sent to me are subject to the Freedom of Information Act (FOIA) and may be disclosed to third parties.

--

Rafael Gonzalez
Chief of Staff for Ecological Services in Florida
U.S. Fish and Wildlife Service
1339 20th Street
Vero Beach, FL 32960-3559
Ph: 772-469-4269
Fax: 772-778-0683
rafael_gonzalez@fws.gov

NOTE: This email correspondence and any attachments to and from this sender is subject to the Freedom of Information Act (FOIA) and may be disclosed to third parties.

JAN 28 2019

CLARK HILL

Eric M. Hocky
T 215.640.8523
F 215.640.8501
Email: ehocky@clarkhill.com

Clark Hill PLC
One Commerce Square
2005 Market Street
Suite 1000
Philadelphia, PA 19103
T 215.640.8500
F 215.640.8501

clarkhill.com

December 21, 2018

ALL AGENCIES PER THE ATTACHED
SERVICE LIST

Re: Seminole Gulf Railway, L.P. - Abandonment Exemption - In Sarasota County, FL
Surface Transportation Board Docket No. AB 400 (Sub. No. 7X)

To Whom It May Concern:

This letter is to advise you that Seminole Gulf Railway, L.P. ("SGLR") intends to file for the abandonment of a segment of its line of railroad known as the Venice Branch extending between Milepost SW 890.29 on the north side of Ashton Road and Milepost SW 884.70, and between Milepost AZA 930.30 and Milepost AZA 928.21 on the north side of State Highway 780 (Fruitville Road), partly within the City of Sarasota, and partly outside the City, in Sarasota County, Florida (the "Subject Line"). The Subject Line traverses through United States Postal Service ZIP Codes 34232, 24233 and 34237. A map of the Subject Line is enclosed herewith as Exhibit A.

SGLR plans to seek Surface Transportation Board ("STB") authorization for its abandonment through a notice of exempt abandonment pursuant to the provisions of 49 CFR §1152.50 on or about March 1, 2019 in Surface Transportation Board Docket No. AB 400 (Sub-No. 7X).

Based upon information in SGLR's possession, the Subject Line does not contain federally granted rights of way. Any documentation in SGLR's possession will be made available promptly to those requesting it. SGLR, together with the underlying landowner CSX Transportation, Inc., has granted the Trust for Public Land an option to acquire the Subject Line, once authorized for abandonment, for conversion to a trail extension of the existing "Legacy Trail." SGLR believes that this is a reasonable alternative public purpose for the right of way.

No local service has been provided on the Subject Line for over ten years. SGLR does not believe that there are any alternatives to the proposed action. At this time, SGLR intends to

remove and reuse the track and signals. All salvage work would be done within the right of way of the Subject Line. SGLR believes that the abandonment will not have a significant effect upon the environment.

In advance of preparing an environmental report as required by applicable STB regulations, we are consulting with appropriate agencies such as yours as to any concerns which they may have as to environmental effects of the proposed abandonment.

We would appreciate an expression from you by January 25, 2019 that, within the area of your authority, you do not perceive that the abandonment will have a significant effect upon the environment (or expressing any concerns that you have). If you have any questions about the railroad's proposal or if you need assistance in this matter, please call me at (215) 640-8523.

Thank you for your cooperation.

Sincerely,

CLARK HILL PLC

Eric M. Hocky

EMH/e
Enclosure
cc: Seminole Gulf Railway

Agency Service List
STB Docket No. AB 400 (Sub No. 7X)

Florida State Clearinghouse
2600 Blair Stone Rd.
M.S. 47
Tallahassee, FL 32399-3000

Florida Department of Environmental Protection
3900 Commonwealth Blvd.
M.S. 49
Tallahassee, FL 32399-3000

County Administrator
Sarasota County
1660 Ringling Blvd.
Sarasota, FL 34236

Environmental Protection Agency
Region 4
Sam Nunn Atlanta Federal Center
61 Forsyth Street, SW
Atlanta, GA 30303

U.S. Fish and Wildlife Service
Southeast Region 4
Office of the Regional Director
1875 Century Blvd., Suite 400
Atlanta, GA 30345-3319

U.S. Fish and Wildlife Service
Southeast Region 4 (Panama City)
1601 Balboa Ave.
Panama City, FL 32405-3792

Florida Fish and Wildlife Conservation Commission
620 South Meridian St.
Tallahassee, FL 32399-1600

National Park Service
Southeast Region
100 Alabama Street, SW
1924 Building
Atlanta, GA 30303

National Park Service
1849 C Street, NW
Washington, DC 20240

USDA, NRCS
Office of the Chief
1400 Independence Ave., SW
Room 5105-A
Washington, DC 20250

USDA, NRCS
2614 NW 43rd Street
Gainesville, FL 32606

Communications and Outreach Branch
NOAA, N/NGS12
National Geodetic Survey, SSMC3 #9340
1315 East-West Highway
Silver Spring, MD 20910-3282

Florida Department of Transportation
605 Suwannee Street
Tallahassee, FL 32399-0450

U.S. Army Corps of Engineers
South Atlantic Division
60 Forsyth St., SW
Atlanta, GA 30303-8801

EXHIBIT "A"
Phase 2

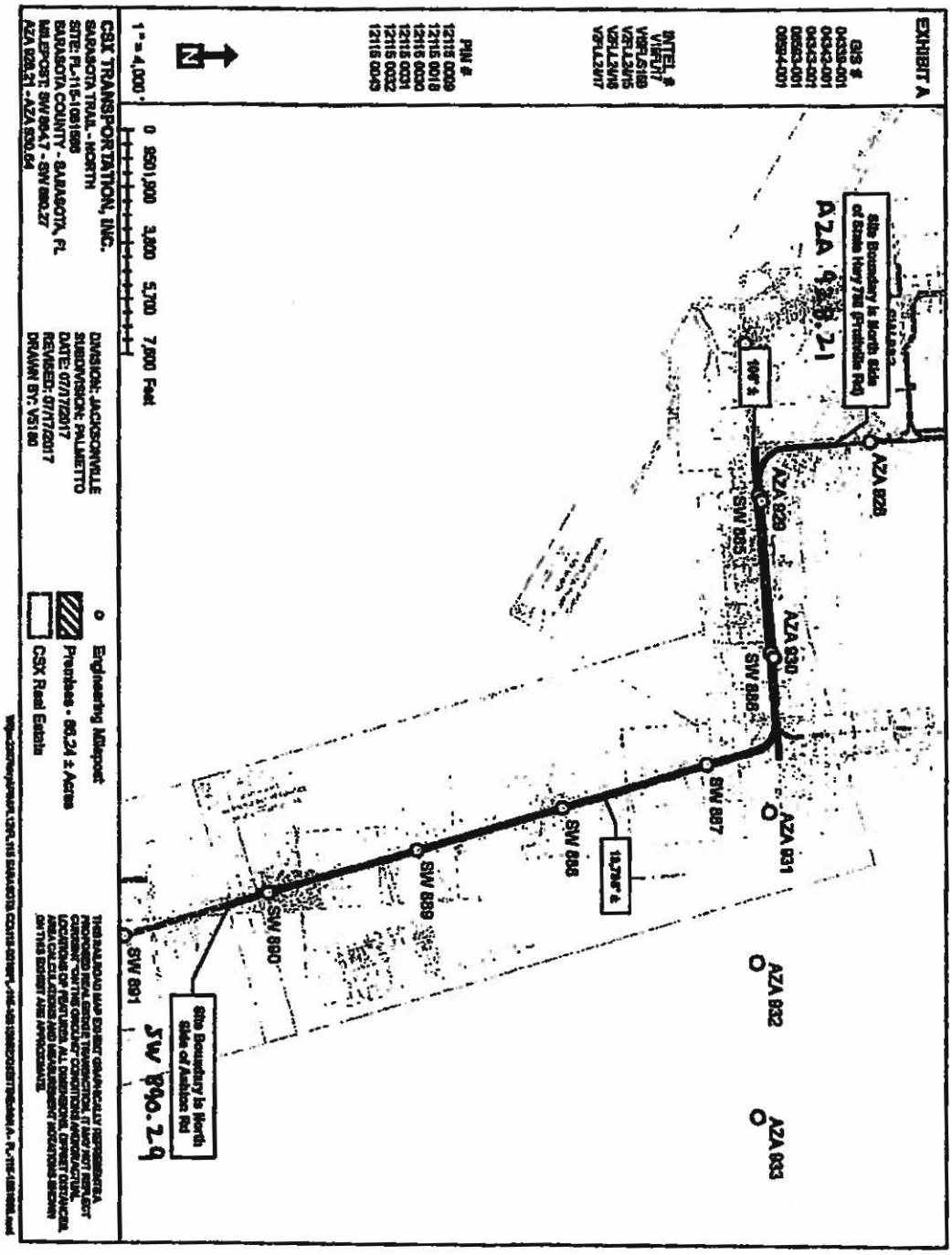

EXHIBIT C – NEWSPAPER NOTICE

STB Docket No. AB 400 (Sub-No. 7X)

Notice of Intent To Abandon

Seminole Gulf Railway, L.P. (SGLR) gives notice that on or about March 7, 2019, it intends to file with the Surface Transportation Board (Board), Washington, DC 20423, a notice of exemption under 49 CFR 1152 Subpart F – Exempt Abandonments, permitting the abandonment of a segment of its line of railroad known as the Venice Branch extending between Milepost SW 890.29 on the north side of Ashton Road and Milepost SW 884.70, and between Milepost AZA 930.30 and Milepost AZA 928.21 on the north side of State Highway 780 (Fruitville Road), partly within the City of Sarasota, and partly outside the City, (the "Subject Line") that traverses through United States Postal Service ZIP Codes 34232, 24233 and 34237, a total distance of 7.68 miles, entirely in Sarasota County, Florida. The proceeding will be docketed as No. AB 400 (Sub-No. 7X).

The Board's Office of Environmental Analysis (OEA) will generally prepare an Environmental Assessment (EA), which will normally be available 25 days after the filing of the notice of exemption. Comments on environmental and energy matters should be filed no later than 15 days after the EA becomes available to the public, and will be addressed in a Board decision. Interested persons may obtain a copy of the EA or make inquiries regarding environmental matters by writing to the Office of Environmental Analysis, Surface Transportation Board, 395 E Street, S.W., Washington, DC 20423-0001 or by calling that office at (202) 245-0291.

Appropriate offers of financial assistance to continue rail service can be filed with the Board. Requests for environmental conditions, public use conditions, or rail banking/trails use also can be filed with the Board. An original and 10 copies of any pleading that raises matters other than environmental issues (such as trails use, public use, and offers of financial assistance) must be filed directly with the Board's Office of Proceedings, Surface Transportation Board, 395 E Street, S.W., Washington, DC 20423-0001 [see 49 CFR 1104.1(a) and 1104.3(a)], and one copy must be served on SGLR's representative [see 49 CFR 1104.12(a)]. Questions regarding offers of financial assistance, public use or trails use may be directed to the Board's Office of Public Assistance, Governmental Affairs and Compliance at (202) 245-0238. Copies of any comments or requests for conditions should be served on the applicant's representative: Eric M. Hocky, Esquire, Clark Hill PLC, One Commerce Square, 2005 Market Street, Suite 1000, Philadelphia, PA 19103; (215) 640-8500.

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED JM MITCHELL, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN SARASOTA COUNTY DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE SARASOTA EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

2/12 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED jm mitchell

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 12 DAY OF Febuary A.D., 20 21
BY JM MITCHELL WHO IS PERSONALLY KNOWN TO ME.

Notary Public

SHARON E TURNER
Notary Public – State of Florida
Commission # GG 068983
My Comm. Expires Apr 18, 2021
Bonded through National Notary Assn.

EXHIBIT 2

STB Docket No. AB 400 (Sub-No. 7X)

Notice of Intent To Abandon

Seminole Gulf Railway, L.P. (SGLR) gives notice that on or about March 7, 2019, it intends to file with the Surface Transportation Board (Board), Washington, DC 20423, a notice of exemption under 49 CFR 1152 Subpart F – Exempt Abandonments, permitting the abandonment of a segment of its line of railroad known as the Venice Branch extending between Milepost SW 890.29 on the north side of Ashton Road and Milepost SW 884.70, and between Milepost AZA 930.30 and Milepost AZA 928.21 on the north side of State Highway 780 (Fruitville Road), partly within the City of Sarasota, and partly outside the City, (the "Subject Line") that traverses through United States Postal Service ZIP Codes 34232, 24233 and 34237, a total distance of 7.68 miles, entirely in Sarasota County, Florida. The proceeding will be docketed as No. AB 400 (Sub-No. 7X).

The Board's Office of Environmental Analysis (OEA) will generally prepare an Environmental Assessment (EA), which will normally be available 25 days after the filing of the notice of exemption. Comments on environmental and energy matters should be filed no later than 15 days after the EA becomes available to the public, and will be addressed in a Board decision. Interested persons may obtain a copy of the EA or make inquiries regarding environmental matters by writing to the Office of Environmental Analysis, Surface Transportation Board, 395 E Street, S.W., Washington, DC 20423-0001 or by calling that office at (202) 245-0291.

Appropriate offers of financial assistance to continue rail service can be filed with the Board. Requests for environmental conditions, public use conditions, or rail banking/trails use also can be filed with the Board. An original and 10 copies of any pleading that raises matters other than environmental issues (such as trails use, public use, and offers of financial assistance) must be filed directly with the Board's Office of Proceedings, Surface Transportation Board, 395 E Street, S.W., Washington, DC 20423-0001 [see 49 CFR 1104.1(a) and 1104.3(a)], and one copy must be served on SGLR's representative [see 49 CFR 1104.12(a)]. Questions regarding offers of financial assistance, public use or trails use may be directed to the Board's Office of Public Assistance, Governmental Affairs and Compliance at (202) 245-0238. Copies of any comments or requests for conditions should be served on the applicant's representative: Eric M. Hocky, Esquire, Clark Hill PLC, One Commerce Square, 2005 Market Street, Suite 1000, Philadelphia, PA 19103; (215) 640-8500.

Date of pub: February 12, 2019

EXHIBIT D – 10 DAY NOTICE

CLARK HILL

Eric M. Hocky
T 215.640.8523
F 215.640.8501
Email: ehocky@clarkhill.com

Clark Hill PLC
One Commerce Square
2005 Market Street
Suite 1000
Philadelphia, PA 19103
T 215.640.8500
F 215.640.8501

clarkhill.com

February 19, 2019

To: All Persons on the Attached Service List

Re: STB Docket No. AB 400 (Sub-No. 7X)
Seminole Gulf Railway, L.P. -
- Abandonment Exemption -
In Sarasota County, FL

Dear Sir or Madam:

This letter is being sent to you pursuant to the requirements of 49 C.F.R. §1152.50(d), to advise you that Seminole Gulf Railway, L.P. ("SGLR") intends to file a notice of exemption under 49 CFR 1152 Subpart F – Exempt Abandonments, permitting the abandonment of a segment of its line of railroad known as the Venice Branch extending between Milepost SW 890.29 on the north side of Ashton Road and Milepost SW 884.70, and between Milepost AZA 930.30 and Milepost AZA 928.21 located at the north side of State Highway 780 (Fruitville Road), partly within the City of Sarasota, and partly outside the City (the "Subject Line"). The Subject Line traverses through United States Postal Service ZIP Codes 34232, 24233 and 34237, a total distance of 7.68 miles, entirely in Sarasota County, Florida. A map of the Subject Line is enclosed with this letter.

Based upon information in SGLR's possession, the Subject Line does not contain federally granted rights of way. Any documentation in SGLR's possession will be made available promptly to those requesting it. SGLR, together with the underlying landowners CSX Transportation, Inc. and its affiliate The Atlantic Land and Improvement Company, have granted the Trust for Public Land an option to acquire the Subject Line, once approved for abandonment, for conversion to a trail extension of the existing "Legacy Trail." SGLR believes that this is a reasonable alternative public purpose for the right of way.

SGLR intends to salvage and reuse the track and track materials elsewhere on its system to the extent possible. All salvage activities will take place within the right of way of the Subject Line.

SGLR expects to file its notice of exemption with the STB on or about March 7, 2019.

Respectfully,

CLARK HILL, PLC

Eric M. Hocky

EMH/e
Enclosure

Advance Notice Service List for
STB Docket No. AB 400 (Sub-No. 7X)

Florida Department of Transportation
605 Suwannee Street
Tallahassee, FL 32399-0450

United States Department of the Army
Military Surface Deployment and Distribution Command
Transportation Engineering Agency
ATTN: SDTE-SA (Railroads for National Defense)
709 Ward Drive, Building 1990
Scott AFB, IL 62225-5357

U.S. Department of the Interior -
National Park Service
RTCA Program
1849 C Street, NW
Washington, DC 20240

Office of Chief of Forest Service
U.S. Department of Agriculture
1400 Independence Ave., SW
Washington, DC 20250-1111

EXHIBIT 3

SARASOTA COUNTY
"Dedicated to Quality Service"

BOARD OF COUNTY COMMISSIONERS
1660 Ringling Blvd., Sarasota, FL 34236
phone: 941-861-5344 *fax:* 941-861-5987

247549

ENTERED
Office of Proceedings
April 22, 2019
Part of
Public Record

March 12, 2019

Cynthia T. Brown
Chief, Section of Administration Office of Proceedings
Surface Transportation Board
395 E. Street, SW Washington, DC 20024

Re: ***Seminole Gulf Railway, L.P. - Exempt Abandonment - In Sarasota County, Florida, STB Docket No. AB 400 (Sub No. 7X)***

Dear Ms. Brown:

This request is filed on behalf of Sarasota County, which is a political subdivision of the State of Florida, hereinafter referred to as "proponent." Proponent understands that in accordance with the Board's policy as set forth in 49 C.F.R. 1002.2(e)(l), any applicable filing fees will be waived by the Board for filings made by a local government entity such as Sarasota County.

Proponent requests issuance of a Public Use Condition as well as an Interim Trail Use Condition rather than an outright abandonment authorization for the rail line between Milepost SW 890.29 on the north side of Ashton Road and Milepost SW 884.70, and between Milepost AZA 930.30 and Milepost AZA 928.21 on the north side of State Highway 780 (Fruitville Road), partly lying within the City of Sarasota, Sarasota County, Florida, with the remainder lying within unincorporated Sarasota County, Florida, identified on Exhibit "A" attached.

A. Request for Public Use Condition

Proponent asks the STB to find that this property is suitable for other public use, specifically trail use, and to place the following conditions on the abandonment:

1. An order prohibiting the carrier from disposing of the corridor, other than the tracks, ties and signal equipment, except for public use on reasonable terms. Justification for this condition is the corridor would make an excellent recreational trail and conversion of the property to trail use is in accordance with local plans. In addition, the corridor provides open space

FILING FEE WAIVED

Michael A. Moran, District 1 • mmoran@scgov.net
Christian Ziegler, District 2 • cziegler@scgov.net
Nancy C. Detert, District 3 • ncdetert@scgov.net
Alan Maio, District 4 • amaio@scgov.net
Charles D. Hines, District 5 • chines@scgov.net

EXHIBIT 2
EXHIBIT 3

and its preservation as a recreational trail is consistent with those purposes. Further, the proposed trail would extend an inter regional trail network from the City of Sarasota, to the City of Venice as part of an existing 14.14 mile rails-to-trails facility to the south (The Legacy Trail). The time period sought is 180 days from the effective date of the abandonment authorization in order to allow time to consummate a trail use agreement with Seminole Gulf Railway on this rail corridor.

2. An order barring removal or destruction of potential trail-related structures such as bridges, trestles, culverts and tunnels. The justification for this condition is that these structures have considerable value for recreational trail purposes. The time period requested is 180 days from the effective date of the abandonment authorization for the same reason as indicated above.

B. Request for Interim Trail Use.

The railroad right-of-way in this proceeding is suitable for rail banking. In addition to the public use conditions sought above, proponent also makes the following request:

STATEMENT OF WILLINGNESS TO ASSUME FINANCIAL RESPONSIBILITY

In order to establish interim trail use and rail banking under Section 8(d) of the National Trails System Act, 16 U.S.C. §1247(d), and 49 CFR 1152.29, Sarasota County is willing to assume full responsibility for management of, for any legal liability arising out of the transfer of use of *(unless the user is immune from liability, in which case it need only indemnify the railroad against any potential liability),* and for payment of any and all taxes that may be levied or assessed against the right-of-way leased and operated by Seminole Gulf Railway, L.P. (and owned by CSX Transportation, Inc. and its affiliate The Atlantic Land and Improvement Company).

The property, known as the North Legacy Trail Extension, Phase 2, extends between railroad Milepost SW 890.29 on the north side of Ashton Road and Milepost SW 884.70, and between Milepost AZA 930.30 and Milepost AZA 928.21 on the north side of State Highway 780 (Fruitville Road), partly lying within the City of Sarasota, Sarasota County, Florida, with the remainder lying within unincorporated Sarasota County, Florida, a total distance of 7.68 miles. The right-of-way is all of the line of railroad proposed for abandonment in STB Docket No. AB- 400 (Sub No. 7X).

A map depicting the right-if-way is attached as Exhibit A.

Sarasota County acknowledges that use of the right-of-way is subject to the user's continuing to meet its responsibilities described above and subject to possible future reconstruction and reactivation of the right-of-way for rail service.

By my signature below, I certify service of a copy of this request upon:

Seminole Gulf Railway, L.P.
4110 Center Pointe Drive, Suite 207 Ft. Myers, Florida 33916

CSX Transportation, Inc. 500 Water Street, 1915
Jacksonville, Florida 32202

Respectfully submitted,

Charles D. Hines
Chair

c: Seminole Gulf Railway, L.P.
CSX Transportation, Inc.
Sarasota County Commissioner
Jonathan R. Lewis, County Administrator
Brad E. Johnson, Assistant County Administrator
Hayley A. Baldinelli, Manager, Property Management

EXHIBIT "A"

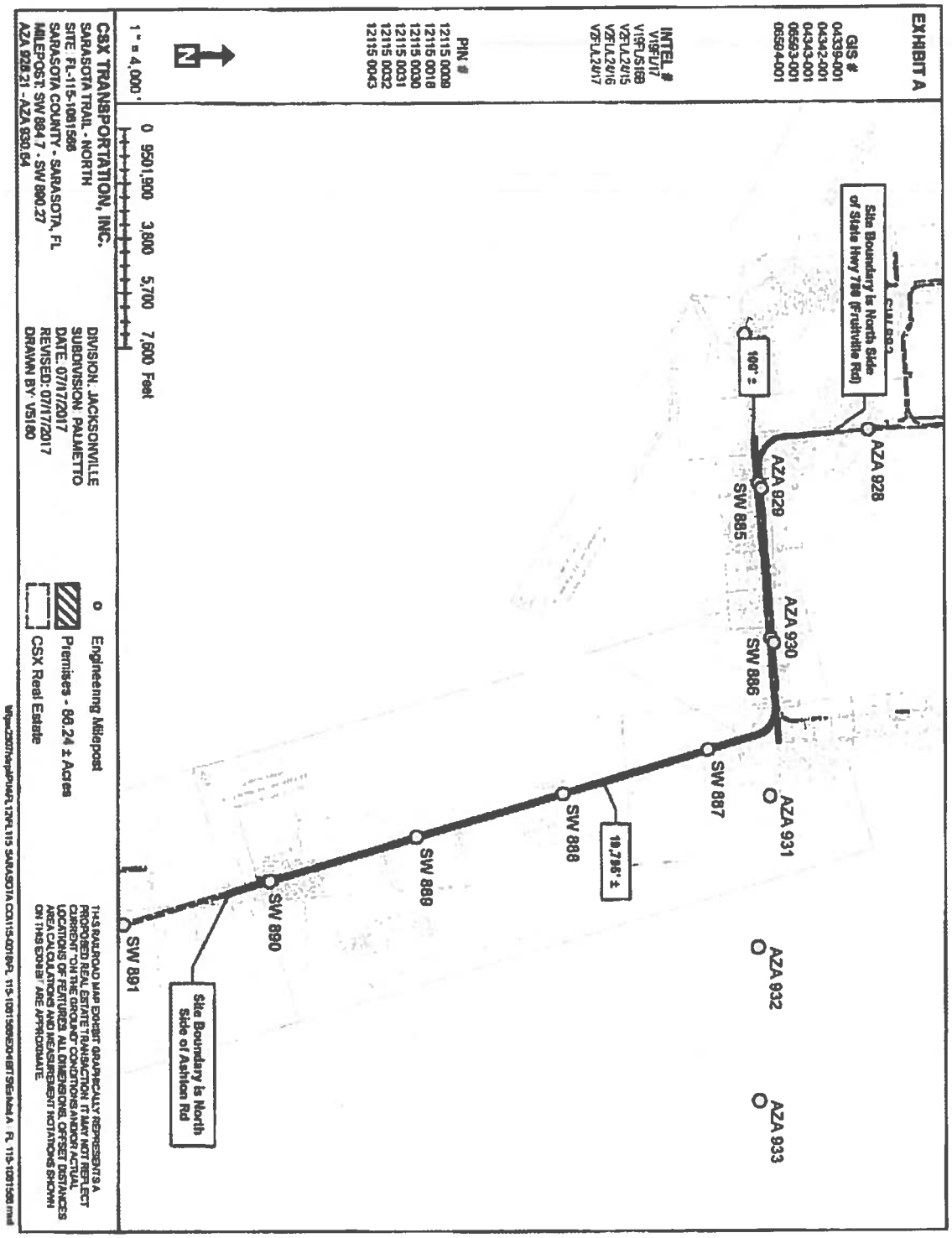

EXHIBIT 2
EXHIBIT 3

EXHIBIT 4

47006 SERVICE DATE – MAY 14, 2019
DO

SURFACE TRANSPORTATION BOARD

DECISION AND NOTICE OF INTERIM TRAIL USE OR ABANDONMENT

Docket No. AB 400 (Sub-No. 7X)

SEMINOLE GULF RAILWAY, L.P.—EXEMPT ABANDONMENT—
IN SARASOTA COUNTY, FLA.

Decided: May 13, 2019

By filings dated March 8, 2019, and March 26, 2019, Seminole Gulf Railway, L.P. (SGLR), filed a verified notice of exemption under 49 C.F.R. pt. 1152 subpart F—Exempt Abandonments to abandon an approximately 7.68-mile segment of its rail line known as the Venice Branch. The segment to be abandoned extends between milepost SW 890.29 on the north side of Ashton Road and milepost SW 884.70, and between milepost AZA 930.30 and milepost AZA 928.21 on the north side of State Highway 780 (Fruitville Road), partly lying within the City of Sarasota, Sarasota County, Fla., with the remainder lying within unincorporated Sarasota County (the Line). Notice of the exemption was served and published in the Federal Register on April 15, 2019 (84 Fed. Reg. 15,278). The exemption is scheduled to become effective on May 15, 2019.

The Board's Office of Environmental Analysis (OEA) served an Environmental Assessment (EA) on April 19, 2019, recommending that two conditions be imposed on any decision granting abandonment authority. In the EA, OEA stated that the Florida State Historic Preservation Office (SHPO), by letter dated April 16, 2019, informed OEA that the proposed abandonment is unlikely to affect historic properties but recommended adding to any decision granting abandonment authority a condition requiring SGLR to immediately stop salvaging the rail line if unanticipated discoveries of prehistoric and historic artifacts or human remains that could be associated with Native American, early European, or American settlement are encountered during salvage activities.

Considering information provided by SGLR and the SHPO, OEA determined that no historic properties would be affected by the proposed abandonment, but found the SHPO's recommended condition appropriate and reasonable. Accordingly, OEA recommended a condition providing that, if prehistoric or historic artifacts (such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement) or unmarked human remains are encountered at any time within the project site area, SGLR shall cease all activities involving subsurface disturbance in the vicinity of the discovery, contact both OEA and the Florida Department of State, Division of Historical Resources, Compliance Review Section, and resume salvage activities within the vicinity of the discovery when it receives appropriate authorization.

OEA also stated that the National Geodetic Survey (NGS) identified 11 geodetic station markers that may be located within the area of the proposed abandonment. Accordingly, OEA recommended that SGLR be required to consult with the NGS and notify NGS at least 90 days prior to beginning any salvage activities that will disturb or destroy any geodetic station marker.

OEA issued its Final EA on May 10, 2019, noting that no comments to the EA were received and recommending again that the two conditions recommended in the EA be imposed. Accordingly, based on OEA's recommendation, the conditions proposed in the EA will be imposed.

In the EA, OEA stated that the right-of-way may be suitable for other public use following abandonment and salvage of the Line. On April 22, 2019, the Sarasota County Board of County Commissioners (the County) filed a request for issuance of a notice of interim trail use or abandonment (NITU) to negotiate with SGLR for acquisition of the Line for use as a trail under the National Trails System Act (Trails Act), 16 U.S.C.§ 1247(d), and for a public use condition under 49 U.S.C. § 10905. In a response filed on April 26, 2019, SGLR notified the Board that it is willing to negotiate an agreement for interim trail use with the County and takes no position on the request for a public use condition.

With respect to its request for issuance of a NITU, pursuant to 49 C.F.R. § 1152.29, the County submitted a statement of willingness to assume financial responsibility for the right-of-way and acknowledged that the use of the right-of-way for trail purposes is subject to possible future reconstruction and reactivation of the right-of-way for rail service. Because the County's request complies with the requirements of 49 C.F.R. § 1152.29 and SGLR is willing to negotiate for trail use, a NITU will be issued. The parties may negotiate an interim trail use/rail banking agreement for the right-of-way during the 180-day period prescribed below. If an interim trail use agreement is reached (and thus, interim trail use is established) the parties shall jointly notify the Board within 10 days that an agreement has been reached. 49 C.F.R. § 1152.29(d)(2) and (h). If no agreement is reached within 180 days, SGLR may fully abandon the Line, subject to any outstanding conditions. 49 C.F.R. § 1152.29(d)(1). Use of the right-of-way for trail purposes is subject to possible future reconstruction and reactivation of the right-of-way for rail service.

As an alternative to interim trail use under the Trails Act, the right-of-way may be acquired for public use as a trail under 49 U.S.C. § 10905. See Rail Abans.—Use of Rights-of-Way as Trails, 2 I.C.C.2d 591, 609 (1986). Under § 10905, the Board may prohibit the disposal of rail properties that are proposed to be abandoned and are appropriate for public purposes for a period of not more than 180 days after the effective date of the decision approving or exempting the abandonment. Here, the County asks that SGLR be prohibited from disposing of the corridor, other than the tracks, ties, and signal equipment, except for public use on reasonable terms, for a 180-day period from the effective date of the abandonment authorization. The County states that the right-of-way would make an excellent recreational trail and that

conversion to a trail would be consistent with local plans and would extend an existing regional trail network. The County also asks that SGLR be prohibited from removing or destroying potential trail-related structures such as bridges, trestles, culverts, and tunnels, because these structures have considerable value for public purposes. The County states that a 180-day period is needed to allow time to consummate a trail use agreement with SGLR.

To justify a public use condition, a party must set forth: (i) the condition sought; (ii) the public importance of the condition; (iii) the period of time for which the condition would be effective; and (iv) justification for the imposition of the period of time requested. 49 C.F.R. § 1152.28(a)(2). Because the County has satisfied these requirements, a 180-day public use condition will be imposed, requiring SGLR to keep intact the right-of-way (including trail-related structures such as bridges, trestles, culverts, and tunnels) and to refrain from disposing of the corridor, other than tracks, ties, and signal equipment, commencing from May 15, 2019, the effective date of the exemption.

When proper requests for interim trail use/rail banking and public use conditions are made, it is the Board's policy to impose both conditions concurrently, subject to the execution of a trail use agreement. Here, however, while both conditions will be imposed at this time, the public use condition will expire on November 11, 2019, while the trail use negotiating period will run 180 days from the service date of this decision and notice, until November 10, 2019. If a trail use agreement is reached for a portion of the right-of-way prior to November 10, 2019, SGLR must keep the remaining right-of-way intact for the remainder of the 180-day public use condition period to permit public use negotiations. Also, a public use condition is not imposed for the benefit of any one potential purchaser but rather to provide an opportunity for any interested person to acquire the right-of-way that has been found suitable for public purposes, including trail use. Therefore, with respect to the public use condition, SGLR is not required to deal exclusively with the County but may engage in negotiations with other interested persons.

This decision, and the proposed abandonment if implemented as conditioned, will not significantly affect either the quality of the human environment or the conservation of energy resources.

It is ordered:

1. This proceeding is reopened.

2. Upon reconsideration, the notice served and published in the Federal Register on April 15, 2019, exempting the abandonment of the Line described above is modified to the extent necessary to implement interim trail use/rail banking as set forth below to permit the County to negotiate with SGLR for trail use for the Line for a period of 180 days from the service date of this decision and notice, until November 10, 2019, and to permit public use negotiations as set forth below for the Line for a period of 180 days commencing from the effective date of the exemption, until November 11, 2019. The abandonment is also subject to

the conditions that: (a) if prehistoric or historic artifacts (such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement) or unmarked human remains are encountered at any time within the project site area, SGLR shall (i) cease all activities involving subsurface disturbance in the vicinity of the discovery, (ii) contact both OEA and the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850) 245-6333, and (iii) resume salvage activities within the vicinity of the discovery when it receives appropriate authorization; and (b) SGLR shall consult with NGS and notify NGS at least 90 days prior to beginning salvage activities that will disturb or destroy any geodetic station markers.

3. Consistent with the public use and interim trail/rail banking conditions imposed in this decision and notice, SGLR may discontinue service. SGLR shall keep intact the right-of-way for the Line including potential trail-related structures on the Line such as bridges, trestles, culverts, and tunnels, for a period of 180 days from the effective date of the exemption, until November 11, 2019, to enable any state or local government agency, or other interested person, to negotiate the acquisition of the right-of-way for public use. If an interim trail use/rail banking agreement is executed before expiration of the 180-day public use condition period, the public use condition will expire to the extent the trail use/rail banking agreement covers the same portion of the right-of-way.

4. If an interim trail use/rail banking agreement is reached, it must require the trail sponsor to assume, for the term of the agreement, full responsibility for: (i) managing the right-of-way; (ii) any legal liability arising out of the transfer or use of the right-of-way (unless the sponsor is immune from liability, in which case it need only indemnify the railroad against any potential liability); and (iii) the payment of any and all taxes that may be levied or assessed against the right-of-way.

5. Interim trail use/rail banking is subject to possible future reconstruction and reactivation of the right-of-way for rail service and to the trail sponsor's continuing to meet its responsibilities for the right-of-way described in paragraph 4 above.

6. If an interim trail use agreement is reached (and thus, interim trail use is established), the parties shall jointly notify the Board within 10 days that an agreement has been reached. See 49 C.F.R. § 1152.29(d)(2) and (h).

7. If interim trail use is implemented, and subsequently the trail sponsor intends to terminate trail use on all or any portion of the right-of-way covered by the interim trail use agreement, it must send the Board a copy of this decision and notice and request that it be vacated on a specified date.

8. If an agreement for interim trail use/rail banking is reached by November 10, 2019, for the portion of the right-of-way subject to the NITU, interim trail use may be implemented. If

no agreement is reached, SGLR may fully abandon the Line, subject to any outstanding conditions.

9. This decision and notice is effective on its service date.

By the Board, Allison C. Davis, Acting Director, Office of Proceedings.

EXHIBIT 5

4

THIS INSTRUMENT PREPARED BY
AND, UPON RECORDING, RETURN TO:

Lee Ann Tranford, Esquire
Adams and Reese LLP
150 Second Avenue North, 17th Floor
St. Petersburg, FL 33701

Documentary Stamps paid in the
amount of: $18,200.00 based on
consideration in the amount of $2,600,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013068678 4 PGS
2013 MAY 16 12:33 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
JOLSON Receipt#1622023
Doc Stamp-Deed: 18,200.00

2013068678

Folio No.: 0070-07-0059

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made on this 13th day of May, 2013, by **BRAZOS XX LLC**, a Florida limited liability company ("**Grantor**"), whose address is 4830 West Kennedy Boulevard, Suite 200, Tampa, Florida 33609; in favor of **4023 SAWYER ROAD I, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 5207 Sandlake Court, Sarasota, Florida 34238.

WITNESSETH

That Grantor, for itself and its successors and assigns, and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by Grantee, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by Grantor, does hereby grant, bargain, sell, alien, remise, release, and convey unto Grantee the following described real property in the County of Sarasota, State of Florida, to-wit:

See **EXHIBIT "A"** attached hereto and made a part hereof (the "**Property**").

TOGETHER with all the tenements, hereditaments, and appurtenances with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor does hereby covenant that, except for the title exceptions set forth on **EXHIBIT "B"** attached hereto and made a part hereof, Grantor does fully warrant the title to the Property so hereby conveyed and will defend the same against the lawful claims, arising out of events occurring prior to the recording of this Deed, of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor aforesaid has set its hand and seal as of the date set forth above.

WITNESSES:

Print Name: _____

Print Name: LOUIS NASSIF

"Grantor"

BRAZOS XX LLC, a Florida limited liability company

By: **AMERICAN MOMENTUM BANK**, a Florida banking corporation, its Managing Member

By: _____
MICHAEL E. JOHNSON, Senior Vice President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 13th day of May, 2013, by Michael E. Johnson as Senior Vice President of American Momentum Bank, a Florida banking corporation, as Managing Member of Brazos XX LLC, a Florida limited liability company, on behalf of the company. He is [✓] personally known to me or [___] has produced _____ as identification.

LEE ANN TRANFORD
MY COMMISSION # DD 909209
EXPIRES: September 29, 2013
Bonded Thru Notary Public Underwriters

My Commission Expires: _____

Notary Public
Print Name: _____
Commission No. _____

EXHIBIT "A"

Legal Description

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

THE SOUTHERLY 180 FEET OF LOTS 4 AND 6, LYING WESTERLY OF SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, BLOCK 1, BEE RIDGE FARMS SUBDIVISION, OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 18 EAST;

THE SOUTHERLY 75 FEET OF THE NORTH 480.5 FEET OF THE WEST 294.75 FEET OF LOT 6, BLOCK 1, BEE RIDGE FARMS SUBDIVISION, OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 18 EAST;

THE EAST 100 FEET OF THE WEST 394.75 FEET OF THE SOUTH 135.5 FEET OF THE NORTH 480.5 FEET OF LOT 6, BLOCK 1, BEE RIDGE FARMS SUBDIVISION, OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 18 EAST;

SAID SUBDIVISION BEING RECORDED IN PLAT BOOK "A", PAGE 40, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

EXCEPTING THEREFROM THAT 6 FOOT PORTION LYING WITHIN THE LIMITS OF SAWYER ROAD, AS PER TAKING IN OFFICIAL RECORDS BOOK 1678, PAGE 1787 AND OFFICIAL RECORDS BOOK 2737, PAGE 1316, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT APPURTENANT FOR INGRESS AND EGRESS OVER THE WEST 394.75 FEET OF THE SOUTH 30 FEET OF THE NORTH 345 FEET OF SAID LOT 6, BLOCK 1, BEE RIDGE FARMS SUBDIVISION, OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 18 EAST, PLAT BOOK "A", PAGE 40, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALL OF THE FOREGOING DESCRIBED PROPERTY BEING FURTHER DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE N 00°00'51" E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1321.44 FEET; THENCE N 89°59'26" E, A DISTANCE OF 30.00 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF SAWYER ROAD PER ROAD PLAT BOOK 4, PAGE 280, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE N 00°00'51" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 255.00 FEET; THENCE N 89°59'26" E, A DISTANCE OF 288.75 FEET; THENCE N 00°00'51" E, A DISTANCE OF 60.51 FEET; THENCE N 89°59'26" E, A DISTANCE OF 100.00 FEET; THENCE S 00°00'51" W, A DISTANCE OF 135.00 FEET; THENCE N 89°59'26" E, A DISTANCE OF 416.21 FEET TO A POINT ON THE WEST BOUNDARY OF THE SEMINOLE GULF RAILWAY (FORMERLY SEABOARD COASTLINE RAILROAD); THENCE S 12°10'19" E, ALONG SAID WEST BOUNDARY, A DISTANCE OF 184.65 FEET; THENCE S 89°59'26" W, A DISTANCE OF 843.93 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
(Permitted Exceptions)

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.

2. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

3. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 1162, Page 1296, of the public records of Sarasota County, Florida.

4. Telephone Distribution Easement Deed/Corporation in favor of GTE Florida Incorporated, a Florida corporation, recorded in Official Records Book 2228, Page 140, of the public records of Sarasota County, Florida.

5. Permanent Sidewalk Easement in favor of Sarasota County, a political subdivision of the State of Florida, recorded in Official Records Book 2737, Page 1312, of the public records of Sarasota County, Florida.

EXHIBIT 6

Sarasota County Tax Collector

generated on 5/3/2019 11:57:31 AM EDT

Tax Record

Last Update: 5/3/2019 11:56:58 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070070059	REAL ESTATE	2018

Mailing Address
4023 SAWYER ROAD I LLC
BETH RYAN
3545 OAK GROVE DR
SARASOTA FL 34243

Property Address
4023 SAWYER RD 001

Old Account Number
0070-07-0059

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS

Millage Code 0100

Escrow Code

Legal Description
4023 SAWYER RD SLY 180 FT OF LOTS 4 & 6 BLK 1 LYING WLY OF R R ROW LESS W 6 FT FOR RD ROW ALSO S 75 FT OF N 480.5 FT OF W 294.75 FT OF LOT 6 BLK 1 LESS W 6 FT THEREOF FOR RD R/W ALSO E 100 FT OF W 394.75 FT OF S 135.5 FT OF N 480.5 FT OF LOT 6 BLK 1 Additional Legal

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	2,764,800	0	$2,764,800	$8,886.07
Bonds-Debt Service	0.1222	2,764,800	0	$2,764,800	$337.86
Mosquito Control	0.0550	2,764,800	0	$2,764,800	$152.06
Sarasota Memorial Hospital	1.0420	2,764,800	0	$2,764,800	$2,880.92
SW FL Water Management Dist.	0.2955	2,764,800	0	$2,764,800	$817.00
West Coast Inland Navigation	0.0394	2,764,800	0	$2,764,800	$108.93
Sarasota School Board					
School District Fund	5.5030	2,764,800	0	$2,764,800	$15,214.69
School Capital Impr	1.5000	2,764,800	0	$2,764,800	$4,147.20
Emergency Medical Services	0.6600	2,764,800	0	$2,764,800	$1,824.77

Total Millage	12.4311	Total Taxes	$34,369.50

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$13,797.99
W056	Stormwater Utility	$2,260.14

Total Assessments	$16,058.13

Taxes & Assessments	$50,427.63

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
3/27/2019	PAYMENT	9108345.0001	2018	$50,427.63

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 7

WARRANTY DEED

OR REC 1011 PG 129 532696

This Warranty Deed Made the 31st day of July A. D. 19 73 by
Samuel R. Schackow and Geraldine E. Schackow (H&W)
7212 South Trail, Sarasota, Florida
hereinafter called the grantor, to Douglas Abbott and Cynthia G. Abbott (H&W)

whose postoffice address is 2267 Hyde Park Street, Sarasota, Florida
hereinafter called the 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 $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 324, Unit 3 Sarasota Springs Subdivision, AKa 3328 Linden Drive.

Subject to easement and restrictions of record.

Subject to 1973 taxes and subsequent years.
Subject to First Mortgage in the amount of approximately $15,000.00 at the American Bank of Sarasota which Mortgage the buyer agrees to assume and pay.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE 7.1.70
DOCUMENTARY SURTAX 09.90
JUL 31 2 12 PM '73
FILED AND RECORDED
J. R. CRUEY, JR. CLERK
SARASOTA CO., FLA.
532696

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 72

This instrument prepared by
Eldora Stanton, 7212 S. Trail
Sarasota, Florida

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Samuel R. Schackow (L.S.)
Geraldine E. Schackow (L.S.)

STATE OF FLORIDA,
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Samuel R. Schackow and Geraldine E. Schackow (H&W)

to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seat in the County and State last aforesaid this 31st day of July A. D. 19 73

SAMUEL R. SCHACKOW JR.
Notary Public, State of Florida at Large
My Commission Expires Apr. 13, 1975

REC 1011 PG 129

2074 MS

EXHIBIT 7

EXHIBIT 8

Tax Record

Last Update: 4/9/2019 4:43:51 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061100039	REAL ESTATE	2018

Mailing Address
ABBOTT DOUGLAS
ABBOTT CYNTHIA G
3328 LINDEN DR
SARASOTA FL 34232-4938

Property Address
3328 LINDEN DR 001

Old Account Number
0061-10-0039

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 8982
HX 25000

Millage Code
0100

Escrow Code

Legal Description
3328 LINDEN DR LOT 324 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	58,982	33,982	$25,000	$80.35
Bonds-Debt Service	0.1222	58,982	33,982	$25,000	$3.06
Mosquito Control	0.0550	58,982	33,982	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	58,982	33,982	$25,000	$26.05
SW FL Water Management Dist.	0.2955	58,982	33,982	$25,000	$7.39
West Coast Inland Navigation	0.0394	58,982	33,982	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	58,982	25,000	$33,982	$187.00
School Capital Impr	1.5000	58,982	25,000	$33,982	$50.97
Emergency Medical Services	0.6600	58,982	33,982	$25,000	$16.50

Total Millage	12.4311	Total Taxes	$373.69

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$103.73
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$510.11

Taxes & Assessments $883.80

If Paid By	Amount Due

EXHIBIT 2
EXHIBIT 8

$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/8/2018	PAYMENT	9012913.0001	2018	$848.45

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 9

18.50
1,141.00

(1)

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 364-2765
Attention: **Juan C. Villaveces, Esq.**

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018142357 2 PG(S)
October 29, 2018 02:41:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $1,141.00

RETURN TO: SHUMAKER, LOOP & KENDRICK, LLP

WARRANTY DEED

This Warranty Deed is made effective this 25th day of October, 2018, by Allan S. Feder and Robin F. Feder, husband and wife ("Grantor") to Julia R. Adkins and Austin C. Murphy, as joint tenants with rights of survivorship, whose post office address is 4760 Theodore Ave., Sarasota, FL 34233 ("Grantee").

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

Lot 9, Block 3, TOWN OF BEE RIDGE, according to the plat thereof recorded in Plat Book A, Page 39, of the Public Records of Sarasota County, Florida, together with the East 1/2 of vacated Quincy Street lying adjacent thereto.

AND

Beginning at the Southwest corner of Lot 9, Block 3, TOWN OF BEE RIDGE, according to the plat thereof recorded in Plat Book A, Page 39, of the Public Records of Sarasota County, Florida, thence West 25 feet to the centerline of vacated Quincy Street for the POINT OF BEGINNING; thence North along the centerline of said vacated Quincy Street, 50 feet to a point 25 feet West of the Northwest corner of said Lot 9; thence West to the West line of said Block 3; thence Southeasterly along the Westerly line of said Block 3 to a point Westerly of the POINT OF BEGINNING; thence East to the POINT OF BEGINNING, being Lot 16, Block 3 and the Westerly 1/2 of vacated Quincy Street lying adjacent thereto.

The Property Appraiser's Parcel Identification Number for the above described real property is 0071160052.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

SLK_SAR:#473277v1

EXHIBIT 9

WITNESSES:

Print Name: BARRY SHERTZER

Print Name: JUAN C. VILLAVECES

Allan S. Feder
Address: 3480 Sunbeam Dr.
Sarasota, FL 34240

Print Name: BARRY SHERTZER

Print Name: JUAN C. VILLAVECES

Robin F. Feder
Address: 3480 Sunbeam Dr.
Sarasota, FL 34240

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 25th day of October, 2018, by Allan S. Feder and Robin F. Feder.

JUAN C. VILLAVECES
Commission # GG 066005
Expires February 13, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
Print Name: JUAN C. VILLAVECES
My Commission Expires: 2.13.2021

Personally Known ___ (OR) Produced Identification ✓
Type of identification produced D.L.

SLK_SAR:#473277v1

EXHIBIT 10

Sarasota County Tax Collector

generated on 4/15/2019 3:19:50 PM EDT

Tax Record

Last Update: 4/15/2019 3:19:34 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071160052	REAL ESTATE	2018

Mailing Address
ADKINS JULIA R
MURPHY AUSTIN C
4760 THEODORE AVE
SARASOTA FL 34233

Property Address
4760 THEODORE AVE 001

Old Account Number
0071-16-0052

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
N

Legal Description
4760 THEODORE AVE LOTS 9 & 16 & PORTION OF VACATED QUINCY AVE LYING BETWEEN SAID LOTS, BLK 3 TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	128,400	0	$128,400	$412.68
Bonds-Debt Service	0.1222	128,400	0	$128,400	$15.69
Mosquito Control	0.0550	128,400	0	$128,400	$7.06
Sarasota Memorial Hospital	1.0420	128,400	0	$128,400	$133.79
SW FL Water Management Dist.	0.2955	128,400	0	$128,400	$37.94
West Coast Inland Navigation	0.0394	128,400	0	$128,400	$5.06
Sarasota School Board					
School District Fund	5.5030	128,400	0	$128,400	$706.58
School Capital Impr	1.5000	128,400	0	$128,400	$192.60
Emergency Medical Services	0.6600	128,400	0	$128,400	$84.74

Total Millage	12.4311	Total Taxes	$1,596.14

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$69.90
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$320.03

Taxes & Assessments	$1,916.17

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
10/30/2018	PAYMENT	9000350.0001	2018	$1,839.52

EXHIBIT 10

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 11

+2.00 Indexing
584.50

PERSONAL REPRESENTATIVE'S DEED

97074091

** OFFICIAL RECORDS **
BOOK 2986 PAGE 732

THIS DEED made this 25 of June, A.D., 1997 by MURDOCK HANCOCK and JARVIS BLACKWELL and DAISY H. EDWARDS, as Personal Representatives of the Estate of DAISY R. SAUNDERS, deceased, hereinafter called GRANTOR, whose address is c/o Daisy Edwards, 1956 Cattlemen Road, Sarasota, FL 34232 to RANDAL S. ALBRITTON and JOYCE S. ALBRITTON, husband and wife, hereinafter called GRANTEE, whose post office address is 4241 PROCTOR ROAD, SARASOTA, FL 34233

Receipt #: 000000507681-01
Doc Stamp-Deed : 584.50
Karen E. Rushing Sarasota Co.
By: Ronald R. Scully D.C.

WITNESSETH:

That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration 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 said Grantee's successors and assigns, the following described land situated, lying and being in the County of SARASOTA, State of Florida, to wit:

Lots 10, 11, and 12, Block 4, TOWN OF BEE RIDGE, as per plat thereof recorded in Plat Book A, Page 39, LESS Proctor Road right-of-way as described in O.R. Book 2714, Page 1807, all of the public records of SARASOTA County, Florida.

Subject to real estate taxes for the year 1997 and subsequent years and all valid easements, restrictions, and reservations of record. Parcel I.D. 0071-16-0076

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

TO HAVE AND TO HOLD the above released premises, with all their rights, easements, and appurtenances, to said Grantee, their heirs and assigns, to them and their use and behalf forever.

AND the Grantor does covenant to and with the Grantees, their heirs and assigns, that in all things preliminary to and in and about the sale and this convenyance, the order of the court and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the said Grantor has executed this deed under seal on the date aforesaid.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness KATHRYN W. STAHL

Witness RONALD R. STAHL

MURDOCK HANCOCK, Personal Rep
1956 Cattlemen Road, Sarasota, FL 34232

JARVIS BLACKWELL, Personal Rep.
1956 Cattlemen Road, Sarasota, FL 34232

DAISY H. EDWARDS, Personal Rep.
1956 Cattlemen Road
Sarasota, FL 34232

STATE OF FLORIDA

COUNTY OF SARASOTA

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Murdock Hancock, Jarvis Blackwell, and Daisy H. Edwards who has produced - DRIVER LICENSES - as identification. Witness my hand and official seal in the County and State last aforesaid this 25TH day of JUNE, A.D. 1997.

NOTARY PUBLIC RONALD R. STAHL

OFFICIAL SEAL
RONALD R. STAHL
MY COMMISSION EXPIRES
FEBRUARY 15, 2001
Comm. No. CC 259920

Prepared by: P. Eisenmann / West Coast Title & Abstract Co.
3407 Bahia Vista St., Sarasota, FL 34239

#G172045

RETURN TO:
WEST COAST TITLE
& ABSTRACT COMPANY
3407 BAHIA VISTA ST.
SARASOTA, FL 34239

✓504

RECORDER'S MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received.

FILED
97 JUN 30 PM 2:21
OFFICIAL RECORDS
SARASOTA CO. FLA.

EXHIBIT 12

EXHIBIT 12

Sarasota County Tax Collector

generated on 4/15/2019 12:33:04 PM EDT

Tax Record

Last Update: 4/15/2019 12:32:48 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071160076	REAL ESTATE	2018

Mailing Address
ALBRITTON RANDAL
ALBRITTON JOYCE S
4241 PROCTOR RD
SARASOTA FL 34233-4005

Property Address
4241 PROCTOR RD 001

Old Account Number
0071-16-0076

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940182

Legal Description
4241 PROCTOR RD LOTS 10 11 & 12 LESS PROCTOR RD R/W IN OR 2714/1807 TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	155,320	50,000	$105,320	$338.50
Bonds-Debt Service	0.1222	155,320	50,000	$105,320	$12.87
Mosquito Control	0.0550	155,320	50,000	$105,320	$5.79
Sarasota Memorial Hospital	1.0420	155,320	50,000	$105,320	$109.74
SW FL Water Management Dist.	0.2955	155,320	50,000	$105,320	$31.12
West Coast Inland Navigation	0.0394	155,320	50,000	$105,320	$4.15
Sarasota School Board					
School District Fund	5.5030	155,320	25,000	$130,320	$717.15
School Capital Impr	1.5000	155,320	25,000	$130,320	$195.48
Emergency Medical Services	0.6600	155,320	50,000	$105,320	$69.51

Total Millage	12.4311	Total Taxes	$1,484.31

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$184.68
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

Total Assessments	$496.10
Taxes & Assessments	$1,980.41

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 12

11/27/2018	PAYMENT	7226922.0001	2018	$1,901.19

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 13

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016015009 2 PG(S)
2/9/2016 10:22 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 1949802

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION

IN RE: ESTATE OF

LOUIS L. ALDERMAN, Deceased.

File No. 2015-CP-001367-NC

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

(testate - devised, heirs, no spouse or minor child - exempt from claims)

On the petition of LOUIS L. ALDERMAN, JR. for an order determining homestead status of real property (the "Property"), all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in Sarasota County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead was devised to one or more heirs of the decedent who are the sole income and residuary beneficiaries of the decedent's trust;
4. At the time of death, the decedent owned and resided on the Property described in the petition; it is

ADJUDGED that the following-described Property:

4690 Woodward Avenue, Sarasota, Florida 34233, ore accurately described as:

That part of Lot 11, lying West of S.C. L. Railroad, Block 4, Section 3, Township 37, Range 18, Bee Ridge Farms, recorded in Plat Book 1, page 248, Public Records of Manatee county, Florida, (also recorded in Plat Book "A", page 40, Public Records of Sarasota County, Florida.)LESS THEREFROM: The West 165.0 feet of the south 211.0 feet thereof (said South 211.0 feet measured from the South line of the Northwest Quarter (NW1/4) or Southeast Quarter (SE1/4) of Southeast Quarter (SE1/4) of said Section 3, Township 37, Range 18).

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

Form No. PA-4.0466
Effective January 1, 2015

ADJUDGED FURTHER that as of the decedent's date of death, the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to the following:

Name	Address	Relationship	Share
LOUIS L. ALDERMAN, JR., AS TRUSTEE OF THE LOUIS L. ALDERMAN 2013 REVOCABLE TRUST U/A/D 10/28/2013, for the benefit of LOUIS L. ALDERMAN, JR., as the sole income beneficiary of the Trust and for the benefit of the descendants of LOUIS L. ALDERMAN, JR., as the residuary beneficiaries of the Trust.	4690 Woodward Avenue Sarasota, FL 34233	Trust	100%

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the persons named above, and that the personal representative shall have no further responsibility with respect to it.

ORDERED on FEB 08 2016, 2016.

Circuit Judge

Form No. PA-4.0466
Effective January 1, 2015

EXHIBIT 14

Sarasota County Tax Collector

generated on 4/15/2019 12:35:10 PM EDT

Tax Record

Last Update: 4/15/2019 12:34:55 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071090002	REAL ESTATE	2018

Mailing Address
LOUIS L ALDERMAN 2013 REVOCABL
ALDERMAN LOUIS L JR (F/B/O)
4690 WOODWARD PL
SARASOTA FL 34233-1800

Property Address
4690 WOODWARD AVE 001

Old Account Number
0071-09-0002

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code

Legal Description
4690 WOODWARD AVE THE NW 1/4 OF SE 1/4 OF SE 1/4 LYING W OF SCL RR ROW LESS THE W 165 FT OF THE S 211 FT THEREOF DOC-83

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	92,470	0	$92,470	$297.20
Bonds-Debt Service	0.1222	92,470	0	$92,470	$11.30
Mosquito Control	0.0550	92,470	0	$92,470	$5.09
Sarasota Memorial Hospital	1.0420	92,470	0	$92,470	$96.35
SW FL Water Management Dist.	0.2955	92,470	0	$92,470	$27.32
West Coast Inland Navigation	0.0394	92,470	0	$92,470	$3.64
Sarasota School Board					
School District Fund	5.5030	98,200	0	$98,200	$540.39
School Capital Impr	1.5000	98,200	0	$98,200	$147.30
Emergency Medical Services	0.6600	92,470	0	$92,470	$61.03

Total Millage	12.4311	Total Taxes	$1,189.62

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$149.17
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$59.13

Total Assessments	$367.78
Taxes & Assessments	$1,557.40

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9075901.0001	2018	$1,495.10

EXHIBIT 14

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 15

1998076067

OFFICIAL RECORDS
INSTRUMENT # 1998076067 1 PG

TRUSTEE'S DEED

Doc Stamp-Deed: 0.70
KAREN E. RUSHING SARASOTA COUNTY
By: _____D.C. Receipt #:006934

THIS INDENTURE, executed this 20th day of May , 19 98 , between Marcia J. Tesar, individually and as

Trustee of the Revocable Trust Agreement for the benefit of Marcia J. Tesar, et al, dated April 3, 1990

3903 Linwood Street, Sarasota, Fla. 34232

, Trust herein after designated as "GRANTOR" and

Neal Atchley and Jo A. Atchley, husband and wife

2334 GREENDALE Drive, Sarasota, Fla. 34232

, herelnafter designated as "GRANTEE", whose address is:

WITNESSETH:

GRANTOR, inconsideration of the sum of TEN ($10.00) DOLLARS and other good and valuable consideration in hand paid, grants, bargins, sells, aliens, remises, releases, conveys and confirms to Grantee, heirs and assigns forever, the real property in Manatee County, Florida described as:

Lot 961 SARASOTA SPRINGS, UNIT NO. 9, according to the plat thereof, recorded in Plat Book 8, Page 24, of the Public Records of Sarasota County, Florida.

Subject to easements and restrictions of record and taxes for the year 1998 and subsequent years.
DP#60-11-0086

TOGETHER with all and singular the tenements, hereditments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to Grantee, his heirs and assigns, in fee simple forever.

THE GRANTOR covenants with the Grantee that Grantor has good right and lawful authority to sell and convey the hereinabove described property and Grantor warrants the title to said property for any act of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998076067 1 PG
1998 JUN 10 10:51 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

IN WITNESS WHEREOF, the Grantor, as Trustee of the Revocable Trust Agreement the benefit of Marcia J. Tesar, et al dated April 3, 1990 Trust, has set his hand and seal on the day and year first above written.

Signed and Sealed and delivered in our presence:

Carol J. Yanchek

Kathy J Burns
Kathy J Burns

Marcia J. Tesar (Seal)
Marcia J. Tesar, individually

Marcia J. Tesar
Marcia J. Tesar, as Trustee

STATE OF Florida

COUNTY OF Manatee

Sworn to and subscribed before me by Marcia J, Tesar, individually and as , Trustee of the Revocable Trust Agreement for the benefit of Marcia J. Tesar, et al, dated April 3, 1990 Trust, this 20th day of May , 19 98

Carol J. Yanchek
Notary Public, State of Florida
Commission No. CC [illegible]
My Commission Exp. [illegible]

NOTARY PUBLIC

059

THIS INSTRUMENT PREPARED BY:
JOHN A. YANCHEK, P.A.
Title Insurance Division
308 Whitfield Ave.
Sarasota, FL 34243

A9804029

EXHIBIT 8

EXHIBIT 16

Sarasota County Tax Collector

generated on 4/15/2019 1:05:29 PM EDT

Tax Record

Last Update: 4/15/2019 1:05:13 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110086	REAL ESTATE	2018

Mailing Address
ATCHLEY NEAL
ATCHLEY JO A
2334 GREENDALE DR
SARASOTA FL 34232-3718

Property Address
2334 GREENDALE DR 001

Old Account Number
0060-11-0086

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 6906

Millage Code
0100

Escrow Code
940184

Legal Description
2334 GREENDALE DR LOT 961 SARASOTA SPRINGS UNIT 9

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	56,906	31,906	$25,000	$80.35
Bonds-Debt Service	0.1222	56,906	31,906	$25,000	$3.06
Mosquito Control	0.0550	56,906	31,906	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	56,906	31,906	$25,000	$26.05
SW FL Water Management Dist.	0.2955	56,906	31,906	$25,000	$7.39
West Coast Inland Navigation	0.0394	56,906	31,906	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	56,906	25,000	$31,906	$175.58
School Capital Impr	1.5000	56,906	25,000	$31,906	$47.86
Emergency Medical Services	0.6600	56,906	31,906	$25,000	$16.50

Total Millage	12.4311	Total Taxes	$359.16

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$85.00
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$491.38

Taxes & Assessments	$850.54

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7241612.0001	2018	$816.52

EXHIBIT 16

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 17

OFF REC 1172 PG 1073

756630

TAMIAMI ABSTRACT AND TITLE COMPANY
200 N. Washington Blvd., Sarasota, Florida 33578
By: Diana Bell
In connection with File Number C 25431

WARRANTY DEED
Statutory Form — No. 689.01

This Warranty Deed Made the Tenth day of May A. D. 1977 by

JOHN A. BODZIAK JR. and EXTER LEE BODZIAK, husband and wife
a/k/a Exter L. Bodziak

hereinafter called the grantor, to

KENNETH BAKER and JUDY BAKER, Husband and Wife

whose postoffice address is 2019 Ingram Avenue, Sarasota, Fl. 33580
hereinafter called the 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 $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

The South 3 feet of Lot 41, all of Lot 39 and 40 and the North 30 feet of Lot 38, Block "E", ORANGE GROVE PARK, as per Plat thereof recorded in Plat Book 7, Page 1, of the Public Records of Sarasota County, Florida.

Subject to all valid restrictions, reservations and easements of record.

[redacted]

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1976

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[redacted] [redacted]

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOHN A. BODZIAK, JR. and Exter Lee Bodziak

to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of May A. D. 1977

Notary Public, State of Florida at Large
My Commission Expires: Notary Public, State of Florida at Large My Commission Expires Jan. 5, 1981

SPACE BELOW FOR RECORDER'S USE

FILED AND RECORDED
MAY 12 3 06 PM '77

756630

OFF REC 1172 PG 1073

EXHIBIT 2
EXHIBIT 17

EXHIBIT 18

Sarasota County Tax Collector

generated on 4/15/2019 1:10:56 PM EDT

Tax Record

Last Update: 4/15/2019 1:10:40 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030035	REAL ESTATE	2018

Mailing Address
BAKER KERWIN
BAKER JUDY
2019 INGRAM AVE
SARASOTA FL 34232-3248

Property Address
2019 INGRAM AVE 001

Old Account Number
0060-03-0035

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
2019 INGRAM AVE LOTS 39 & 40 N 30 FT OF LOT 38 & S 5 FT OF LOT 41 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	130,814	50,000	$80,814	$259.74
Bonds-Debt Service	0.1222	130,814	50,000	$80,814	$9.88
Mosquito Control	0.0550	130,814	50,000	$80,814	$4.44
Sarasota Memorial Hospital	1.0420	130,814	50,000	$80,814	$84.21
SW FL Water Management Dist.	0.2955	130,814	50,000	$80,814	$23.88
West Coast Inland Navigation	0.0394	130,814	50,000	$80,814	$3.18
Sarasota School Board					
School District Fund	5.5030	130,814	25,000	$105,814	$582.29
School Capital Impr	1.5000	130,814	25,000	$105,814	$158.72
Emergency Medical Services	0.6600	130,814	50,000	$80,814	$53.34

Total Millage	12.4311	Total Taxes	$1,179.68

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$152.80
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65

Total Assessments	$567.93
Taxes & Assessments	$1,747.61

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 18

11/6/2018	PAYMENT	9001592.0001	2018	$1,677.71

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 19
INTENTIONALLY OMITTED

EXHIBIT 20
INTENTIONALLY OMITTED

EXHIBIT 21

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016059009 2 PG(S)
5/12/2016 4:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 1984116

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF

File No. **2016 CP 1868 NC**

CARLENE M. BISHOP
a.k.a. CARLENE BISHOP

Deceased.
_____/

ORDER OF SUMMARY ADMINISTRATION AND DETERMINATION OF HOMESTEAD STATUS OF REAL PROPERTY
(intestate)

On the petition of STEVE E. BISHOP for summary administration and to determine homestead status of real property of the estate of CARLENE M. BISHOP a.k.a. CARLENE BISHOP, deceased, the court finding that:

The decedent died on March 25, 2016 and was survived by a spouse and no lineal descendants; that all interested persons have been served proper notice of the petition and hearing, or have waived notice thereof; that the material allegations of the petition are true; at the time of death, the decedent owned and resided on the real property described in the petition; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration and Determination of Homestead Status of Real Property should be entered, it is it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

Name	Address	Asset, Share or Amount
Steve E. Bishop	2942 Poplar Street Sarasota, FL 34237	100% of the following assets: Bank of America Checking Account Number [redacted] 1986 Randall Craft Hull Identification No. ESN15122A686. Real property described as follows: Lot 13, Block C, Glen Ridge,

according to the plat thereof as recorded in Plat Book 6, Page 20, of the Public Records of Sarasota County, Florida.

Property Address: 2942 Poplar Street, Sarasota, Florida 34237

Property Appraiser's Parcel ID#: 2031130074

2. That the above-described real property constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida and the Property descended and the constitutional exemption from the claims of decedent's creditors inured to Steve E. Bishop, as of the decedent's date of death.

3. Those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

4. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED on May 11th, 2016.

Charles E. Williams
Circuit Judge

EXHIBIT 22

Sarasota County Tax Collector

generated on 4/15/2019 2:05:29 PM EDT

Tax Record

Last Update: 4/15/2019 2:05:15 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2031130074	REAL ESTATE	2018

Mailing Address
BISHOP STEVE E
2942 POPLAR ST
SARASOTA FL 34237-7324

Property Address
2942 POPLAR ST 002

Old Account Number
2031-13-0074

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 9202
WX 500

Millage Code
0200

Escrow Code

Legal Description
2942 POPLAR ST LOT 13 BLK C GLEN RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	59,202	34,702	$24,500	$78.74
Bonds-Debt Service	0.1222	59,202	34,702	$24,500	$2.99
Mosquito Control	0.0550	59,202	34,702	$24,500	$1.35
Sarasota Memorial Hospital	1.0420	59,202	34,702	$24,500	$25.53
SW FL Water Management Dist.	0.2955	59,202	34,702	$24,500	$7.24
West Coast Inland Navigation	0.0394	59,202	34,702	$24,500	$0.97
Sarasota School Board					
School District Fund	5.5030	59,202	25,500	$33,702	$185.46
School Capital Impr	1.5000	59,202	25,500	$33,702	$50.55
City of Sarasota	3.2632	59,202	34,702	$24,500	$79.95
City of Sarasota Debt Service	0.2518	59,202	34,702	$24,500	$6.17
Emergency Medical Services	0.6600	59,202	34,702	$24,500	$16.17

Total Millage	15.9461	Total Taxes	$455.12

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$73.81
W156	Stormwater Utility	$81.90

Total Assessments	$155.71

Taxes & Assessments	$610.83

If Paid By	Amount Due
	$0.00

EXHIBIT 22

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2018	PAYMENT	9048917.0001	2018	$586.40

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 22

EXHIBIT 23

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 17-036.S

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017036198 2 PG(S)
March 24, 2017 02:58:57 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $1,183.00

WARRANTY DEED

This Indenture, made on 3-22-17, 2017 by **Sandra G Kohen, a married woman,** whose address is 492 Long Run Road, Mill Hall, Pennsylvania 17751, hereinafter called the grantor, to **Bradley Blum Morrison, an unmarried man**, whose address is 2269 Novus Street, Sarasota, Florida 34237, hereinafter called the grantee:

(Whenever used herein the term "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 **One Hundred Sixty Nine Thousand dollars & no cents, ($169,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, Florida, viz:

Lot 9, Block A, POMS PARK, according to the plat thereof, as recorded in Plat Book 1, page 99, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **2034030080**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 whomsoever; and that said land is free of all encumbrances except current year taxes.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Witness Printed Name Carol Mitchell

Witness Printed Name Lisa Marie Noll

Sandra G Kohen

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me on March 22, 2017, by Sandra G Kohen, a married woman, who is/are personally known to me or who has/have produced FL-D-L as identification.

SEAL:

LISA MARIE NOLL
MY COMMISSION # FF 226226
EXPIRES: September 21, 2018
Bonded Thru Notary Public Underwriters

Notary Public
Print Name:
My Commission
Expires:

EXHIBIT 24

Sarasota County Tax Collector

generated on 5/3/2019 3:14:34 PM EDT

Tax Record

Last Update: 5/3/2019 3:14:04 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2034030080	REAL ESTATE	2018

Mailing Address
MORRISON BRADLEY BLUM
2269 NOVUS ST
SARASOTA FL 34237

Property Address
2269 NOVUS ST 002

Old Account Number
2034-03-0080

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0200

Escrow Code
940661

Legal Description
2269 NOVUS ST LOT 9 BLK A POMS PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	157,100	50,000	$107,100	$344.22
Bonds-Debt Service	0.1222	157,100	50,000	$107,100	$13.09
Mosquito Control	0.0550	157,100	50,000	$107,100	$5.89
Sarasota Memorial Hospital	1.0420	157,100	50,000	$107,100	$111.60
SW FL Water Management Dist.	0.2955	157,100	50,000	$107,100	$31.65
West Coast Inland Navigation	0.0394	157,100	50,000	$107,100	$4.22
Sarasota School Board					
School District Fund	5.5030	157,100	25,000	$132,100	$726.95
School Capital Impr	1.5000	157,100	25,000	$132,100	$198.15
City of Sarasota	3.2632	157,100	50,000	$107,100	$349.49
City of Sarasota Debt Service	0.2518	157,100	50,000	$107,100	$26.97
Emergency Medical Services	0.6600	157,100	50,000	$107,100	$70.69

Total Millage	15.9461	Total Taxes	$1,882.92

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$95.41
W156	Stormwater Utility	$81.90

Total Assessments	$177.31

Taxes & Assessments	$2,060.23

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7236955.0001	2018	$1,977.82

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 25

18.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016065509 2 PG(S)

5/26/2016 4:58 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1989298

Doc Stamp-Deed: $542.50

Prepared by
Roma Herrington, an employee of
First American Title Insurance Company
4141 S. Tamiami Trail
Sarasota, Florida 34231
(877)753-0348

Return to: Grantee

File No.: 2028-2297297
Consideration: $77,500.00

WARRANTY DEED

This indenture made on **May 16, 2016** A.D., by

Laredda Irene Bolton, an unmarried person

whose address is: **191-A Park Lane, Osprey, FL 34229**
hereinafter called the "grantor", to

Geoffrey L. Bolton, a single man

whose address is: **4042 Radnor Pl, Sarasota, FL 34233**
hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, **Florida**, to-wit:

Lot 34, SPRING LAKE SUBDIVISION ADDITION NO. 1, according to the Plat thereof recorded in Plat Book 9, Page 49, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0070070019**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

EXHIBIT 28

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2015.

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

Laredda Irene Bolton
Laredda Irene Bolton

Signed, sealed and delivered in our presence:

Roma A. Herrington
Witness Signature

Print Name: Roma A Herrington

Yvette Clermont
Witness Signature

Print Name: Yvette G Clermont

State of **FL**

County of **Sarasota**

The Foregoing Instrument Was Acknowledged before me on **May ~~16~~ 26, 2016**, by **Laredda Irene Bolton, an unmarried person** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Roma Amanda Herrington
Notary Public

Roma Amanda Herrington
(Printed Name)

My Commission expires: 1-19-2019

ROMA AMANDA HERRINGTON
MY COMMISSION #FF190598
EXPIRES: JAN 19, 2019
Bonded through 1st State Insurance

{Notorial Seal}

EXHIBIT 28

EXHIBIT 26

Sarasota County Tax Collector

generated on 5/3/2019 12:12:11 PM EDT

Tax Record

Last Update: 5/3/2019 12:11:39 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070070019	REAL ESTATE	2018

Mailing Address
BOLTON GEOFFREY L
4042 RADNOR PL
SARASOTA FL 34233

Property Address
4042 RADNOR PL 001

Old Account Number
0070-07-0019

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940143

Legal Description
4042 RADNOR PL LOT 34 SPRING LAKE SUB ADD 1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	116,700	50,000	$66,700	$214.37
Bonds-Debt Service	0.1222	116,700	50,000	$66,700	$8.15
Mosquito Control	0.0550	116,700	50,000	$66,700	$3.67
Sarasota Memorial Hospital	1.0420	116,700	50,000	$66,700	$69.50
SW FL Water Management Dist.	0.2955	116,700	50,000	$66,700	$19.71
West Coast Inland Navigation	0.0394	116,700	50,000	$66,700	$2.63
Sarasota School Board					
School District Fund	5.5030	116,700	25,000	$91,700	$504.62
School Capital Impr	1.5000	116,700	25,000	$91,700	$137.55
Emergency Medical Services	0.6600	116,700	50,000	$66,700	$44.02

Total Millage	12.4311	Total Taxes	$1,004.22

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$72.70
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$322.83

Taxes & Assessments	$1,327.05

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/28/2018	PAYMENT	7235252.0001	2018	$1,273.97

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 27

5.00
1.00
192.50

This Warranty Deed

Made this 26th day of March A.D.19 98
by ROY A. MAST, AS TRUSTEE OF TRUST #1, DATED 12/18/92 AND INDIVIDUALLY, JOINED BY HIS SPOUSE ANNA MAST

hereinafter called the grantor, to
RAY BONTRAGER and ELLA BONTRAGER, husband and wife

whose post office address is:
RR #2 Box 190A, SULLIVAN, ILL 61951
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "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)

98040097

** OFFICIAL RECORDS **
BOOK 3087 PAGE 1232

Receipt #: 0000000565591-01
Doc Stamp-Deed : 192.50
By: Karen E. Rushing, Sarasota Co. D.C.

Witnesseth, that the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in SARASOTA County, Florida, viz:

Lot 10, BAHIA VISTA HEIGHTS, as per plat thereof recorded in Plat Book 9, Page 66, of the Public Records of SARASOTA County, Florida.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 0053-04-0010

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: Patricia A. Marshall
Name & Address: ROY A. MAST, AS TRUSTEE LS

Name: Margaret K. Justice
Name & Address: ROY A. MAST, INDIVIDUALLY LS

Name:
Name & Address: ANNA MAST LS
4611 S.R. 39
Millersburg, OH. 44654

Name:
Name & Address: LS

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me this 26th day of March, 98
by ROY A. MAST, AS TRUSTEE AND INDIVIDUALLY, AND ANNA MAST

who is personally known to me or who has produced DRIVERS LICENSE as identification.

PATRICIA A. MARSHALL
Notary Public, State of Florida
Commission No. CC 420773
My Commission Expires 1/1/99

Notary Public
Print Name: Patricia A. Marshall
My Commission Expires:

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

90 MAR 31 PM 3:41

RECORDED IN OFFICIAL RECORDS

RETURN TO:
WEST COAST TITLE
& ABSTRACT COMPANY
3407 BAHIA VISTA ST.
SARASOTA, FL 34239

PREPARED BY: PATRICIA A. MARSHALL
RECORD & RETURN TO:
West Coast Title & Abstract Company
P.O. Box 7816
Sarasota, Florida 34278-7816
File No: 983330

WD-1
5/93

EXHIBIT 22

EXHIBIT 28

Sarasota County Tax Collector

generated on 5/3/2019 12:13:13 PM EDT

Tax Record

Last Update: 5/3/2019 12:12:41 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053040010	REAL ESTATE	2018

Mailing Address
BONTRAGER RAY
BONTRAGER ELLA
416 S PINE ST
ARTHUR IL 61911-1426

Property Address
1429 INGRAM AVE 001

Old Account Number
0053-04-0010

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
1429 INGRAM AVE LOT 10 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	220,700	0	$220,700	$709.33
Bonds-Debt Service	0.1222	220,700	0	$220,700	$26.97
Mosquito Control	0.0550	220,700	0	$220,700	$12.14
Sarasota Memorial Hospital	1.0420	220,700	0	$220,700	$229.97
SW FL Water Management Dist.	0.2955	220,700	0	$220,700	$65.22
West Coast Inland Navigation	0.0394	220,700	0	$220,700	$8.70
Sarasota School Board					
School District Fund	5.5030	220,700	0	$220,700	$1,214.51
School Capital Impr	1.5000	220,700	0	$220,700	$331.05
Emergency Medical Services	0.6600	220,700	0	$220,700	$145.66

Total Millage	12.4311	Total Taxes	$2,743.55

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$173.56
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$414.94

Taxes & Assessments	$3,158.49

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/13/2018	PAYMENT	9020436.0001	2018	$3,032.15

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 29

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2007082500 1 PG
2007 MAY 21 05:12 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CHENDRIC Receipt#923083

Doc Stamp-Deed: 1,785.00

2007082500

1

Prepared by and return to:
John E. Wickman
Manager
Wickman Law Group, PL
9080 58th Drive E, Ste 200
Bradenton, FL 34202

File Number: **07-034**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **15th** day of **May**, **2007** between **Curtis A. Finehout, a married man, joined by his wife, Lisa Finehout,** whose post office address is **2451 Pelican Drive, Sarasota, FL 34237**, grantor, and **Dominic D. Booth and Kathleen M. Booth, husband and wife** whose post office address is **2488 S Milmar Drive, Sarasota, FL 34237**, 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)

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:

Lot 24, PAVER PARK ESTATES, as per plat thereof recorded in Plat Book 5, Page 49, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 2029-15-0046

Subject to taxes for 2007 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2006**.

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: Lesli K Madaika — Curtis A. Finehout (Seal)

Witness Name: CYNTHIA A. RECESKI — Lisa Finehout (Seal)

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me this 15 day of May, 2007 by Curtis A. Finehout, a married man, joined by his wife, Lisa Finehout, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

Notary Public State of Florida
Lesli Kay Madaika
My Commission DD655132
Expires 04/11/2011

EXHIBIT 30

Sarasota County Tax Collector

generated on 5/14/2019 9:49:46 PM EDT

Tax Record

Last Update: 5/14/2019 9:49:03 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029150046	REAL ESTATE	2018

Mailing Address
BOOTH DOMINIC D
BOOTH KATHLEEN M
2488 S MILMAR DR
SARASOTA FL 34237-7211

Property Address
2488 MILMAR DR S 002

Old Account Number
2029-15-0046

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0200

Escrow Code
940628

Legal Description
2488 MILMAR DR S LOT 24 PAVER PARK ESTATES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	149,326	50,000	$99,326	$319.23
Bonds-Debt Service	0.1222	149,326	50,000	$99,326	$12.14
Mosquito Control	0.0550	149,326	50,000	$99,326	$5.46
Sarasota Memorial Hospital	1.0420	149,326	50,000	$99,326	$103.50
SW FL Water Management Dist.	0.2955	149,326	50,000	$99,326	$29.35
West Coast Inland Navigation	0.0394	149,326	50,000	$99,326	$3.91
Sarasota School Board					
School District Fund	5.5030	149,326	25,000	$124,326	$684.16
School Capital Impr	1.5000	149,326	25,000	$124,326	$186.49
City of Sarasota	3.2632	149,326	50,000	$99,326	$324.12
City of Sarasota Debt Service	0.2518	149,326	50,000	$99,326	$25.01
Emergency Medical Services	0.6600	149,326	50,000	$99,326	$65.56

Total Millage	15.9461	Total Taxes	$1,758.93

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$146.72
W156	Stormwater Utility	$151.94

Total Assessments	$298.66

Taxes & Assessments	$2,057.59

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	7233488.0001	2018	$1,975.29

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 31

Return to

THIS INSTRUMENT PREPARED BY:
RODNEY L DILLON P A .
2831 Ringling Blvd , #210-D
Sarasota, FL 34237

This instrument is prepared without benefit of title examination at the expressed direction of the Grantors.

PROPERTY APPRAISERS PIN. 60030047
GRANTEE'S S S.# _____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001113080 2 PGS
2001 AUG 07 04:49 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
FMILLER Receipt#073024
Doc Stamp-Deed: 0.70

Doc St. 704
recorded $10,150

WARRANTY DEED

2001113080

THIS INDENTURE

Made this 31st day of July, A.D. 2001

BETWEEN GUIDO CLEMENTE and **IESVINA CLEMENTE, Husband and Wife**, whose mailing address is 1161 Deer Hollow Road, Sarasota, FL 34232, of the County of Sarasota, and State of Florida, Grantors, and

ERSILA BORCHERT, a single person, whose mailing address is 2032 Greendale Drive, Sarasota, FL 34232, of the County of Sarasota, State of Florida, Grantee,

WITNESSETH, that the SAID Grantors, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to said Grantors, in hand paid by said Grantee, the receipt of which 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 the County of SARASOTA, State of FLORIDA, to-wit

Lot 974, SARASOTA SPRINGS, Unit No. 9, as per Plat thereof recorded in Plat Book 8, Page 24, of the Public Records of Sarasota County, Florida

Subject to easements, restrictions and reservations of record.
Subject to taxes for the year 2001 and all subsequent years

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

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seasl the day and year first above written

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Rebecca B Dillon
Witness
PRINT NAME: REBECCA B. DILLON

Guido Clemente
GUIDO CLEMENTE

Ann Burnette
Witness
PRINT NAME ANN BURNETTE

Iesvina Clemente
IESVINA CLEMENTE

EXHIBIT 32

OFFICIAL RECORDS INSTRUMENT # 2001113080 2 pgs

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, GUIDO CLEMENTE and IESVINA CLEMENTE, who are __ personally known or _ produced their driver's licenses as identification, to me known to be the persons described in and who executed the foregoing conveyance and they acknowledged the execution thereof to be their free act and deed, for the uses and purposes therein mentioned

WITNESS my hand and official seal at the City of Sarasota, County of Sarasota, State of Florida, this 31st day of July, 2001.

Ann Burnette
NOTARY PUBLIC
PRINT NAME. ANN BURNETTE
My Commission Expires

Ann Burnette
MY COMMISSION # CC867416 EXPIRES
August 30, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT 32

EXHIBIT 32

Sarasota County Tax Collector

generated on 5/3/2019 12:13:59 PM EDT

Tax Record

Last Update: 5/3/2019 12:13:27 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030047	REAL ESTATE	2018

Mailing Address
BORCHERT ERSILA
2032 GREENDALE DR
SARASOTA FL 34232

Property Address
2032 GREENDALE DR 001

Old Account Number
0060-03-0047

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940191

Legal Description
2032 GREENDALE DR LOT 974 SARASOTA SPRINGS UNIT 9

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	87,933	50,000	$37,933	$121.92
Bonds-Debt Service	0.1222	87,933	50,000	$37,933	$4.64
Mosquito Control	0.0550	87,933	50,000	$37,933	$2.09
Sarasota Memorial Hospital	1.0420	87,933	50,000	$37,933	$39.53
SW FL Water Management Dist.	0.2955	87,933	50,000	$37,933	$11.21
West Coast Inland Navigation	0.0394	87,933	50,000	$37,933	$1.49
Sarasota School Board					
School District Fund	5.5030	87,933	25,000	$62,933	$346.32
School Capital Impr	1.5000	87,933	25,000	$62,933	$94.40
Emergency Medical Services	0.6600	87,933	50,000	$37,933	$25.04

Total Millage	12.4311	Total Taxes	$646.64

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$126.80
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$533.18

Taxes & Assessments	$1,179.82

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7242754.0001	2018	$1,132.63

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 33
INTENTIONALLY OMITTED

EXHIBIT 34
INTENTIONALLY OMITTED

EXHIBIT 35

This instrument prepared by
and return to:
Mary Lynn Desjarlais, P.A.
8075 South Beneva Road, Suite S
Sarasota, Florida 34238

284

600
87.50

9713807?

Receipt #: 000000538348-01
Doc Stamp-Deed : 875.00
Karen E. Rushing, Sarasota C.
By: _____ D.C.

** OFFICIAL RECORDS **
BOOK 3039 PAGE 2307
RECORDED IN OFFICIAL RECORDS
97 NOV 26 PM 2:49
KAREN E. RUSHING
CLERK CIRCUIT COURT
SARASOTA COUNTY, FL

[Space Above This Line For Recording Data]

Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, made November 25, 1997, between **Colin L. Hunter and Clara S. Hunter, Husband and Wife**, of the County of Sarasota in the State of Florida, party of the first part, whose post address is 2449 East Scarlet Oak Court, Sarasota, Fl 34232, and **Thomas J. Bowser and Karen E. Bowser, Husband and Wife**, party of the second part, and whose post office address is 3200 Linden Dr., Sarasota, Fl 34232, and whose Taxpayer Identification Number is [redacted]

Witnesseth:

That the said party of the first part, for and in consideration of the sum of $10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

Lot 316, SARASOTA SPRINGS, Unit No. 3, as per plat thereof recorded in Plat Book 8, Page 7, of the Public Records of Sarasota County, Florida.

(For Information Only: Property Appraiser's Parcel Identification Number is 0061-07-0049)

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

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

Signed, sealed and delivered in the presence of:

Sign _____
Print M L Desjarlais

Sign _____
Print D K[illegible] V.P.

Sign _____
Print M L Desjarlais

Sign _____ V.P.
Print D[illegible] V.P.

Sign Colin L Hunter (Seal)
Print Colin L. Hunter

Sign Clara S. Hunter (Seal)
Print Clara S. Hunter

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 25th day of November, 1997, by Colin L. Hunter and Clara S. Hunter, Husband and Wife, who are personally known to me or who has produced drivers license as identification and who (did) (did not) take an oath.

NOTARY PUBLIC
Sign _____
Print _____
State of Florida at Large {NOTARIAL SEAL}
My commission expires:
My commission number is:

MARY LYNN DESJARLAIS
My Commission CC541282
Expires Apr. 01, 2000

EXHIBIT 38

EXHIBIT 36

Sarasota County Tax Collector

generated on 5/3/2019 12:18:34 PM EDT

Tax Record

Last Update: 5/3/2019 12:18:02 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061070049	REAL ESTATE	2018

Mailing Address
BOWSER KAREN E
3200 LINDEN DR
SARASOTA FL 34232-4936

Property Address
3200 LINDEN DR 001

Old Account Number
0061-07-0049

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
3200 LINDEN DR LOT 316 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	190,600	0	$190,600	$612.59
Bonds-Debt Service	0.1222	190,600	0	$190,600	$23.29
Mosquito Control	0.0550	190,600	0	$190,600	$10.48
Sarasota Memorial Hospital	1.0420	190,600	0	$190,600	$198.61
SW FL Water Management Dist.	0.2955	190,600	0	$190,600	$56.32
West Coast Inland Navigation	0.0394	190,600	0	$190,600	$7.51
Sarasota School Board					
School District Fund	5.5030	190,600	0	$190,600	$1,048.87
School Capital Impr	1.5000	190,600	0	$190,600	$285.90
Emergency Medical Services	0.6600	190,600	0	$190,600	$125.80

Total Millage	12.4311	Total Taxes	$2,369.37

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$166.85
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$573.23
Taxes & Assessments	$2,942.60

If Paid By	Amount Due
3/31/2019	$2,942.60
4/30/2019	$3,030.88
5/31/2019	**$3,031.88**

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 2
EXHIBIT 36

Prior Year Taxes Due					
Year	**Folio**	**Status**	**Cert.**	**Cert. Yr.**	**Amount**
2017	325650		757	2018	$1,685.90
				Prior Years Total	$1,685.90

If Paid By	Prior Years Due
5/31/2019	$1,685.90

Unpaid amounts due may increase at any time if a County-Held Tax Certificate is purchased or a Tax Deed Application is made.

Pay Now

EXHIBIT 37

DOC-11680

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014137125 2 PG(S)

11/14/2014 4:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1800920

Doc Stamp-Deed: $1,680.00

Prepared by and Return To:
Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA14-02126

APN/Parcel ID(s): 0053140035

WARRANTY DEED

THIS WARRANTY DEED dated November 14, 2014, by Betty Beachy, hereinafter called the grantor, to Ralph R. Braun and Dale Marie Braun, husband and wife, whose post office address is 1804 Springwood Dr., Sarasota, FL 34232, hereinafter called the 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 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in City of Sarasota, County of Sarasota, State of Florida, to wit:

Lot 63, Block 3, Tamaron Unit No. 3, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 5, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Nancy Ax
Print Name

Witness Signature

Theresa A Reese
Print Name

Betty Beachy

Address: 5382 Bowers St.
Sarasota, FL 34232

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me this 14th day of November, 2014, by Betty Beachy, to me known to be the person(s) described in or who has/have produced FL DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 14th day of November, 2014

NOTARY PUBLIC
My Commission Expires:

THERESA A. REESE
MY COMMISSION # EE 109863
EXPIRES: September 25, 2015
Bonded Thru Notary Public Underwriters

EXHIBIT 38

Sarasota County Tax Collector

generated on 4/15/2019 2:06:30 PM EDT

Tax Record

Last Update: 4/15/2019 2:06:15 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140035	REAL ESTATE	2018

Mailing Address
BRAUN RALPH R
BRAUN DALE MARIE
1804 SPRINGWOOD DR
SARASOTA FL 34232-3353

Property Address
1804 SPRINGWOOD DR 001

Old Account Number
0053-14-0035

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
DX 5000
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940147

Legal Description
1804 SPRINGWOOD DR LOT 63 BLK 3 TAMARON UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	175,551	55,000	$120,551	$387.45
Bonds-Debt Service	0.1222	175,551	55,000	$120,551	$14.73
Mosquito Control	0.0550	175,551	55,000	$120,551	$6.63
Sarasota Memorial Hospital	1.0420	175,551	55,000	$120,551	$125.61
SW FL Water Management Dist.	0.2955	175,551	55,000	$120,551	$35.62
West Coast Inland Navigation	0.0394	175,551	55,000	$120,551	$4.75
Sarasota School Board					
School District Fund	5.5030	175,551	30,000	$145,551	$800.96
School Capital Impr	1.5000	175,551	30,000	$145,551	$218.33
Emergency Medical Services	0.6600	175,551	55,000	$120,551	$79.56

Total Millage	12.4311	Total Taxes	$1,673.64

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$120.23
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$370.36

Taxes & Assessments	$2,044.00

If Paid By	Amount Due
	$0.00

EXHIBIT 38

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7236672.0001	2018	$1,962.24

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 38

EXHIBIT 39

RECORDED IN OFFICIAL RECORDS
INSTRUMENT #2013126542 2 PG

09/12/2013 10:56:41 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1664020

Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.70
Intang. Tax: $0.00

This Instrument Prepared by:
Bruce A. McDonald, attorney
26 W. Government St.
Pensacola, FL 32502

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

STATE OF FLORIDA

COUNTY OF SARASOTA

THIS INDENTURE IS MADE BETWEEN **JEFFREY C. DOYLE,** the duly qualified **personal representative of the Estate of Wallace David Brunton**, deceased, whose address is 1810 Rusticwood Lane. Cincinnati, OH 45255, party of the first part, and Jeffrey C. Doyle as Trustee of the testamentary trust created in the Last Will and First Codicil of Wallace David Brunton dated February 17, 2012, whose address is 1810 Rusticwood Lane, Cincinnati, OH 45255, party of the second part.

WITNESSETH:

WHEREAS, Wallace David Brunton died testate a resident of Sarasota County, Florida, on April 20, 2012, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part in the interests indicated above, as of the date of the decedent's death, subject to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs, and expenses of administration of decedent's estate, under the terms and conditions stated in the Last Will and First Codicil of the decedent; and

WHEREAS, the party of the first part wishes, in accordance with the Last Will and First Codicil in the Estate of Wallace David Brunton as will more fully appear from those certain proceedings in the Circuit Court for Sarasota County, Florida, Probate Division, in Case No. 2012CP002097NC , to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber.

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property and grants, conveys, and confirms unto the party of the second part, his successors and assigns, subject to the terms and limitations set forth in the Last Will and First Codicil in the Estate of Wallace David Brunton, recorded on May 30, 2012, in the Official Records of Sarasota, Florida, all of the interest of said decedent in and to the real property situated in Sarasota County, Florida, described as follows:

> Leasehold interest in Unit No. N-48, of OAKWOOD MANOR HOMEOWNERS COOPERATIVE, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 2076, Pages 655 through 683, of the Public Records of Sarasota County, Florida. Parcel ID No. 2031-02-1366. Street address 3226 S. Oakwood Blvd., Sarasota, FL 34237

The testamentary trust in the above-described Last Will and First Codicil of Wallace David Brunton, Deceased, grants unto Mabel Brunton, surviving spouse of the testator, a possessory beneficial interest in the above-described property for life, qualifying her for homestead tax exemption under sec. 196.041(2), Fla. Stat.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belong to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current years.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on this 26th day of August, 2013.

Executed in the presence of:

Elizabeth C. Kinsman
Print Name: Elizabeth C. Kinsman

Jessica M Olson
Print Name: Jessica M. Olson

Jeffrey C. Doyle, as Personal ~~Representative of~~
The Estate of Wallace David Brunton, Grantor

STATE OF ~~OHIO~~ MAINE

COUNTY OF Sagadahoc

The foregoing instrument was acknowledged before me this 26th day of August, 2013, by Jeffrey C. Doyle, as Personal Representative of the Estate of Wallace David Brunton, who is personally known to me OR who produced Jeffrey Doyle as identification.

[Seal]

Jessica M Olson
NOTARY PUBLIC, State of ~~Ohio~~ Maine
Print Name: Jessica M. Olson
Commission No.: ~~March 30, 2018~~
My Commission Expires: March 30, 2018

JESSICA M. OLSON
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES MARCH 30, 2018

EXHIBIT 40

Sarasota County Tax Collector

generated on 4/15/2019 2:12:06 PM EDT

Tax Record

Last Update: 4/15/2019 2:11:51 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2031021366	REAL ESTATE	2018

Mailing Address
WALLACE DAVID BRUNTON TESTAMEN
BRUNTON MABEL (LIFE EST)
3226 OAKWOOD BLVD S
SARASOTA FL 34237-6413

Property Address
3226 OAKWOOD BLVD 002

Old Account Number
2031-02-1366

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
WH 33534

Millage Code
0200

Escrow Code

Legal Description
3226 OAKWOOD BLVD UNIT 48 BLK N OAKWOOD MANOR MOBILE EST

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	58,534	58,534	$0	$0.00
Bonds-Debt Service	0.1222	58,534	58,534	$0	$0.00
Mosquito Control	0.0550	58,534	58,534	$0	$0.00
Sarasota Memorial Hospital	1.0420	58,534	58,534	$0	$0.00
SW FL Water Management Dist.	0.2955	58,534	58,534	$0	$0.00
West Coast Inland Navigation	0.0394	58,534	58,534	$0	$0.00
Sarasota School Board					
School District Fund	5.5030	58,534	58,534	$0	$0.00
School Capital Impr	1.5000	58,534	58,534	$0	$0.00
City of Sarasota	3.2632	58,534	58,534	$0	$0.00
City of Sarasota Debt Service	0.2518	58,534	58,534	$0	$0.00
Emergency Medical Services	0.6600	58,534	58,534	$0	$0.00

Total Millage	15.9461	Total Taxes	$0.00

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$151.82
W156	Stormwater Utility	$64.39

Total Assessments	$216.21

Taxes & Assessments	$216.21

If Paid By	Amount Due
	$0.00

EXHIBIT 40

Date Paid	Transaction	Receipt	Item	Amount Paid
11/9/2018	PAYMENT	9018260.0001	2018	$207.56

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 40

EXHIBIT 41

600
1162.00

Prepared By: **BARBARA MC GREGOR**
Chelsea Title Company
3322 Bee Ridge Road
Sarasota, FL 34239
incidental to the issuance of a title insurance policy.
File Number: **04-213**
Parcel ID #: **2029-15-0045**
Grantee(s) SS #:

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004083629 1 PG
2004 MAY 03 06:06 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
SSTARK Receipt#469552

Doc Stamp-Deed: 1,162.00

WARRANTY DEED
(INDIVIDUAL)

2004083629

This **WARRANTY DEED**, dated **04/30/2004** by
THOMAS KELLY, a single man
whose post office address is:
4648 ASHTON RD, SARASOTA, FL. 34233
hereinafter called the **GRANTOR**, to
SEAN BYRNES and DARCY BYRNES, husband and wife
whose post office address is:
2490 S. MILMAR DR SARASOTA FL 34237
hereinafter called the **GRANTEE:**
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **SARASOTA** County, Florida, viz:
Lot 25, PAVER PARK ESTATES, according to the plat thereof recorded in Plat Book 5, Page 49, of the Public Records of SARASOTA County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2004** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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 whomsoever.

IN WITNESS WHEREOF, **GRANTOR** has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Chet P Horne
Print Name: CHET P HORNE

Signature: Barbara Ann McGregor
Print Name: BARBARA ANN McGREGOR

THOMAS KELLY

State of Florida
County of Sarasota

THE FOREGOING INSTRUMENT was acknowledged before me on **04/30/2004** by:
THOMAS KELLY
who is personally known to me or who has produced **driver license** as identification and who **did not** take **an oath.**

Notary Seal BARBARA ANN McGR...
Notary Public, State of Flo...
My comm. expires June 13, 20...
Comm. No. DD 125711

Signature:
Print Name: , Notary Public BARBARA ANN McGREGOR

EXHIBIT 42

Sarasota County Tax Collector

generated on 4/15/2019 2:17:53 PM EDT

Tax Record

Last Update: 4/15/2019 2:17:38 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029150045	REAL ESTATE	2018

Mailing Address
BYRNES SEAN
BYRNES DARCY
2490 S MILMAR DR
SARASOTA FL 34237-7211

Property Address
2490 MILMAR DR S 002

Old Account Number
2029-15-0045

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0200

Escrow Code
940166

Legal Description
2490 MILMAR DR S LOT 25 PAVER PARK ESTATES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	107,807	50,000	$57,807	$185.79
Bonds-Debt Service	0.1222	107,807	50,000	$57,807	$7.06
Mosquito Control	0.0550	107,807	50,000	$57,807	$3.18
Sarasota Memorial Hospital	1.0420	107,807	50,000	$57,807	$60.23
SW FL Water Management Dist.	0.2955	107,807	50,000	$57,807	$17.08
West Coast Inland Navigation	0.0394	107,807	50,000	$57,807	$2.28
Sarasota School Board					
School District Fund	5.5030	107,807	25,000	$82,807	$455.69
School Capital Impr	1.5000	107,807	25,000	$82,807	$124.21
City of Sarasota	3.2632	107,807	50,000	$57,807	$188.64
City of Sarasota Debt Service	0.2518	107,807	50,000	$57,807	$14.56
Emergency Medical Services	0.6600	107,807	50,000	$57,807	$38.15

Total Millage	15.9461	Total Taxes	$1,096.87

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$162.03
W156	Stormwater Utility	$90.65

Total Assessments	$252.68

Taxes & Assessments	$1,349.55

If Paid By	Amount Due
	$0.00

EXHIBIT 42

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7266961.0001	2018	$1,295.57

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 43

Return to: (enclose self-addressed stamped envelope)

Name: Richard D. Ahlquist, Esquire
Richard D. Ahlquist & Associates, P.A.

Address: 4509 Bee Ridge Road, Unit D
Sarasota, Florida 34233

This instrument Prepared by:
Richard D. Ahlquist, Esquire
Address: 4509 Bee Ridge Road, Unit D
Sarasota, Florida 34233

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006034183 1 PG
2006 FEB 22 05:11 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
TFERNANDEZ Receipt#751945

2006034183

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, *executed this day of , A.D. 2006, by*

GORDON R. CALDWELL AND CAROL CALDWELL, formerly Husband and Wife, now divorced first party, to

CAROL CALDWELL, A Single Woman
whose post office address is 2113 Ingram Avenue
Sarasota, Florida 34232-3250
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth, *That the said first party, for and in consideration of the sum of $ 10.00 , in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to wit:*

Lot 34, Block E, ORANGE GROVE PARK, as per plat thereof recorded
In Plat Book 7, Page 1, of the Public Records of Sarasota County, Florida.

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, line, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*
Signed, sealed and delivered in presence of:

Connie Ahlquist
Elaine D. Grapowicki

Gordon R Caldwell L.S.
GORDON R. CALDWELL

Carol Caldwell L.S.
CAROL CALDWELL

STATE OF FLORIDA,
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared GORDON R. CALDWELL AND CAROL CALDWELL, formerly Husband and Wife, now divorced, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 20 day of January, A.D. 2006.

PAMELA TUCKER
MY COMMISSION # DD 229777
EXPIRES: July 7, 2007
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My Commission Expires:

EXHIBIT 43

EXHIBIT 44

Sarasota County Tax Collector

generated on 4/15/2019 2:19:23 PM EDT

Tax Record

Last Update: 4/15/2019 2:19:07 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030041	REAL ESTATE	2018

Mailing Address
CALDWELL CAROL
2113 INGRAM AVE
SARASOTA FL 34232-3250

Property Address
2113 INGRAM AVE 001

Old Account Number
0060-03-0041

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 15535

Millage Code
0100

Escrow Code

Legal Description
2113 INGRAM AVE LOT 34 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	65,535	40,535	$25,000	$80.35
Bonds-Debt Service	0.1222	65,535	40,535	$25,000	$3.06
Mosquito Control	0.0550	65,535	40,535	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	65,535	40,535	$25,000	$26.05
SW FL Water Management Dist.	0.2955	65,535	40,535	$25,000	$7.39
West Coast Inland Navigation	0.0394	65,535	40,535	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	65,535	25,000	$40,535	$223.07
School Capital Impr	1.5000	65,535	25,000	$40,535	$60.80
Emergency Medical Services	0.6600	65,535	40,535	$25,000	$16.50

Total Millage	12.4311	Total Taxes	$419.59

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$101.84
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$508.22

Taxes & Assessments $927.81

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/7/2018	PAYMENT	9004630.0001	2018	$890.70

EXHIBIT 2 44

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 45

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015133223 2 PG(S)
October 26, 2015 03:08:48 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $0.70

Prepared By and Return To:
Atypical Title, LLC
1326 Malabar Road, Suite 8
Palm Bay, FL 32907

File No. 2015080011

Property Appraiser's Parcel I.D. (folio) Number(s)
0071160068

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed October 14, 2015, by Endia K Callahan F/K/A Endia K Symanzik, a married woman joined by her spouse Gary Callahan, first party, to Endia K. Callahan, a married woman joined by her spouse Gary Callahan whose post office address is 4707 Woodward Place, Sarasota, FL 34233, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of $10.00 in hand by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Sarasota State of Florida, to-wit:

Lots1 and 2, Block 4, of TOWN OF BEE RIDGE, according to the Plat thereof, as recorded in Plat Book A, Page 39, of the Public Records of Sarasota County, Florida.

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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

WITNESSETH:

Lydia M Paton
(Witness Signature)

Lydia M. Paton
(Print Name of Witness)

(Witness Signature)

Jack Matthews
(Print Name of Witness)

Endia K Callahan
Endia K. Callahan

Gary Callahan
Gary Callahan

4707 Woodward Place
(Address)

Sarasota, FL 34233
(Address)

QUIT-CLAIM DEED
(Continued)

STATE OF Florida

COUNTY OF Sarasota

I, Lydia M. Paton, a Notary Public of the County and State first above written, do hereby certify that Endia K. Callahan and Gary Callahan, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of October, 2015.

Lydia M Paton
Notary Public

My Commission Expires: 4-8-19

(SEAL)

Notary Public State of Florida
Lydia M Paton
My Commission FF 207773
Expires 04/08/2019

EXHIBIT 46

Sarasota County Tax Collector

generated on 5/3/2019 12:20:27 PM EDT

Tax Record

Last Update: 5/3/2019 12:19:55 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071160068	REAL ESTATE	2018

Mailing Address
CALLAHAN ENDIA K
CALLAHAN GARY
4707 WOODWARD PL
SARASOTA FL 34233-1822

Property Address
4707 WOODWARD PL 001

Old Account Number
0071-16-0068

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940251

Legal Description
4707 WOODWARD PL LOTS 1 & 2 BLK 4 TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	99,358	50,000	$49,358	$158.64
Bonds-Debt Service	0.1222	99,358	50,000	$49,358	$6.03
Mosquito Control	0.0550	99,358	50,000	$49,358	$2.71
Sarasota Memorial Hospital	1.0420	99,358	50,000	$49,358	$51.43
SW FL Water Management Dist.	0.2955	99,358	50,000	$49,358	$14.59
West Coast Inland Navigation	0.0394	99,358	50,000	$49,358	$1.94
Sarasota School Board					
School District Fund	5.5030	99,358	25,000	$74,358	$409.18
School Capital Impr	1.5000	99,358	25,000	$74,358	$111.54
Emergency Medical Services	0.6600	99,358	50,000	$49,358	$32.58

Total Millage	12.4311	Total Taxes	$788.64

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$148.89
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$399.02

Taxes & Assessments	$1,187.66

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/28/2018	PAYMENT	7239383.0001	2018	$1,140.15

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 47

Return to: **Molly A. Boston** ✓
Name: **Ocean Title & Abstract Inc.**
Address: **2118 W. Cass St.**
Tampa, Florida 33606

This Instrument Prepared by:
Molly A. Boston
Ocean Title & Abstract Inc.
2118 W. Cass St.
Tampa, Florida 33606
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002142842 1 PG
2002 AUG 30 06:01 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
KRICE Receipt#211997
Doc Stamp-Deed: 680.40

2002142842

Property Appraisers Parcel I.D. (Folio) Number(s):
70020021
Grantee(s) I.D..#(s):
File No:**2194**

WARRANTY DEED
(CORPORATION)

This Warranty Deed Made the **26th day of August, 2002**, by **Rent To Own Sarasota, Inc.**, a corporation existing under the laws of **Florida**, and having its place of business at **7780 Westmoreland Dr., Sarasota, Florida 34233,** hereinafter called the grantor,

to **Martin Carrillo-Plata, married,** whose post office address is: **4018 Radnor Pl, Sarasota, Florida 34233**, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of $10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, Florida, viz:

Lot 38, SPRING LAKE, ADDITION NO. 1, according to map or plat thereof as recorded in Plat Book 9 Page 40 of the Public Records of Sarasota County, Florida.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2002,** reservations, restrictions and easements of record, if any.
(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

ATTEST: _____
Secretary

Rent To Own Sarasota, Inc.

Witness Signature: _____
Printed Name: M. BOSTON

Witness Signature: _____
Printed Name: Pam Hitt

BY: _____
Robert Reisinger, President

STATE OF **FLORIDA**
COUNTY OF **Sarasota**

The foregoing instrument was acknowledged before me this **26th day of August, 2002**, by **Robert Reisinger** as **President** of **Rent To Own Sarasota, Inc.**, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission Expires:

M. BOSTON
Notary Public
My Commission
No.

_____
Printed Name: **M. Boston**
Notary Public
Serial Number

EXHIBIT 48

Sarasota County Tax Collector

generated on 4/15/2019 2:21:48 PM EDT

Tax Record

Last Update: 4/15/2019 2:21:33 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070020021	REAL ESTATE	2018

Mailing Address
CARRILLO-PLATA MARTIN
4018 RADNOR PL
SARASOTA FL 34233-1304

Property Address
4018 RADNOR PL 001

Old Account Number
0070-02-0021

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 6142

Millage Code
0100

Escrow Code
940143

Legal Description
4018 RADNOR PL LOT 38 SPRING LAKE SUB ADD 1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	56,142	31,142	$25,000	$80.35
Bonds-Debt Service	0.1222	56,142	31,142	$25,000	$3.06
Mosquito Control	0.0550	56,142	31,142	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	56,142	31,142	$25,000	$26.05
SW FL Water Management Dist.	0.2955	56,142	31,142	$25,000	$7.39
West Coast Inland Navigation	0.0394	56,142	31,142	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	56,142	25,000	$31,142	$171.38
School Capital Impr	1.5000	56,142	25,000	$31,142	$46.71
Emergency Medical Services	0.6600	56,142	31,142	$25,000	$16.50

Total Millage	12.4311	Total Taxes	$353.81

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$81.92
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$332.05

Taxes & Assessments	$685.86

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 48

11/28/2018	PAYMENT	7235249.0001	2018	$658.43

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 49

2 (3)

Rec. $18.50 Index: $2.00 Doc. St. $528.50

Prepared By and Return to:
HARLAN R. DOMBER, ESQUIRE
LAW OFFICE OF HARLAN R. DOMBER, P.A.
3900 Clark Road, Suite L-1
Sarasota, FL 34233
(941) 923-9930

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013087733 2 PGS
2013 JUN 24 08:46 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
FMILLER Receipt#1635788

Doc Stamp-Deed: 528.50

2013087733

ASSIGNMENT OF PROPRIETARY LEASE

KNOW THAT, JONE YVONNE RITCHIE a/k/a JONE YVONNE BORUM, the unremarried surviving spouse of William Borum, deceased, Assignor, whose address is 4317 Pine Meadow Terrace, Sarasota, FL 34233, in consideration of the sum of Ten Dollars ($10.00) paid by GARY L. CATHEY and VICTORIA L. GOODRICH, husband and wife, as tenants by the entirety with right of survivorship, Assignee, whose address is 7009 S. 252nd. East Ave., Broken Arrow, OK 74014, and for other good and valuable consideration, do(es) hereby assign(s) unto the Assignee all of the Assignor's right, title and interest in and to a certain 99-year proprietary lease, dated December 7, 1988, made by OAKWOOD MANOR HOMEOWNERS ASSOCIATION OF SARASOTA, FLORIDA, INC., to Paul J. Chifari, a single man, recorded in Official Records Book 2087, Page 551, of the Public Records of Sarasota County, Florida, leasing:

> Unit #N-52, OAKWOOD MANOR HOMEOWNERS COOPERATIVE, a cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 2076, Pages 655 through 683, as amended, of the Public Records of Sarasota County, Florida.

TO HAVE AND TO HOLD the same unto the Assignee, and Assignee's executors, administrators, legal representatives, heirs, distributees, successors and assigns, on and after the date hereof, for all the rest of the term of said lease, subject to the covenants, conditions and limitations therein contained.

ASSIGNOR hereby covenants and warrants to and with Assignee that William Borum and Jone Yvonne Ritchie a/k/a Jone Yvonne Borum were married to each other continuously and without interruption from the date they acquired the above-described proprietary leasehold on November 9, 2012 until the date of William Borum's demise on February 7, 2013.

IN WITNESS WHEREOF, the Assignor has executed this Agreement this 21st day of June, 2013.

Witnesses:

Witness Name: Harlan R. Domber

Witness Name: ESTHER DOMBER

Jone Yvonne Ritchie (Seal)
JONE YVONNE RITCHIE a/k/a JONE YVONNE BORUM

ASSIGNOR

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 21st day of June, 2013 by JONE YVONNE RITCHIE a/k/a JONE YVONNE BORUM, who [_] is personally known or [X] has produced Fla Drivers License as identification.

Signature of Notary Public

HARLAN R. DOMBER
Notary Public - State of Florida
My Comm. Expires Mar 21, 2017
Commission # EE 867403
Bonded Through National Notary Assn.

Print Name of Notary Public, affix Seal and State
Notary's Commission Number & Expiration Date

Assignee, by the acceptance of this Assignment, agrees to be bound by the Master Form Proprietary Lease and the Articles of Incorporation and Bylaws of OAKWOOD MANOR HOMEOWNERS ASSOCIATION OF SARASOTA, FLORIDA, INC., a Florida not-for-profit corporation.

Witnesses:

#1 X _____
Witness Name: X Racia Ross

X _____ (Seal)
GARY L. CATHEY

#2 X _____
Witness Name: X Angela Johnson

X _____ (Seal)
VICTORIA L. GOODRICH

ASSIGNEE

State of Oklahoma
County of X Tulsa

The foregoing instrument was acknowledged before me this X17 day of June, 2013 by GARY L. CATHEY and VICTORIA L. GOODRICH, who [_] are personally known or [✓] have produced X Oklahoma Drivers License as identification.

X [Notary Seal]

WILLIAM J. DAVIS
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES AUG. 10, 2013
COMMISSION # 09006646

X _____
X Signature of Notary Public

X William J. Davis
X Print Name of Notary Public, affix Seal and State
X Notary's Commission Number & Expiration Date

Account ID # [redacted]

EXHIBIT 50

Sarasota County Tax Collector

generated on 4/15/2019 2:31:04 PM EDT

Tax Record

Last Update: 4/15/2019 2:30:48 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2031021370	REAL ESTATE	2018

Mailing Address
CATHEY GARY L
GOODRICH VICTORIA L
3218 OAKWOOD BLVD S
SARASOTA FL 34237-6413

Property Address
3218 OAKWOOD BLVD 002

Old Account Number
2031-02-1370

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 21720

Millage Code
0200

Escrow Code

Legal Description
3218 OAKWOOD BLVD UNIT 52 BLK N OAKWOOD MANOR MOBILE EST

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	71,720	46,720	$25,000	$80.35
Bonds-Debt Service	0.1222	71,720	46,720	$25,000	$3.06
Mosquito Control	0.0550	71,720	46,720	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	71,720	46,720	$25,000	$26.05
SW FL Water Management Dist.	0.2955	71,720	46,720	$25,000	$7.39
West Coast Inland Navigation	0.0394	71,720	46,720	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	71,720	25,000	$46,720	$257.10
School Capital Impr	1.5000	71,720	25,000	$46,720	$70.08
City of Sarasota	3.2632	71,720	46,720	$25,000	$81.58
City of Sarasota Debt Service	0.2518	71,720	46,720	$25,000	$6.30
Emergency Medical Services	0.6600	71,720	46,720	$25,000	$16.50

Total Millage	15.9461	Total Taxes	$550.78

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$131.27
W156	Stormwater Utility	$64.39

Total Assessments	$195.66
Taxes & Assessments	$746.44

If Paid By	Amount Due
	$0.00

EXHIBIT 5

Date Paid	Transaction	Receipt	Item	Amount Paid
11/13/2018	PAYMENT	9026670.0001	2018	$716.58

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 50

EXHIBIT 51

38902

WARRANTY DEED
(From Corporation) 1122

CENTRAL FORM COMPANY

This Indenture,

Made this 5th day of September, A. D. 1980

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

Witnesseth, B.W.F., Inc., a Florida Corporation
a corporation existing under the laws of the State of Florida
having its principal place of business in the County of Sarasota and
State of Florida party of the first part, and
James M. Cawley and Jeneve S. Cawley, husband and wife
whose P.O. Address is 601 Tylar Drive, Sarasota, Florida 33577
of the County of Sarasota and State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN and no/100 Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 13, CATHEDRAL OAKS ESTATES SUBDIVISION, as per Plat thereof recorded in Plat Book 25, Page 39 of the Public Records of Sarasota County, Florida.

SARASOTA COUNTY 26241 STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE SEP-'80 80.00

RECORDED AND RECORDED J.M. BARKLEY JR. CLERK SARASOTA CO. FLA

This instrument prepared by:
American Title Insurance Co.
Geri R. Weinstein
4370 So. Tamiami Trail
Sarasota, Florida 33581
ATIC File # 11446

And the said party of the first part 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 said party of the first part has caused these presents to be signed in its name by its Vice Pres. and its corporate seal to be affixed, attested by its Secretary the day and year above written.

(Corporate Seal)
Attest:
B.W.F., Inc.
By: A.J. Mosely President

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

Carol A Havens
Robert Wiles

STATE OF FLORIDA,
County of Sarasota

I HEREBY CERTIFY, That on this 5th day of September A. D. 1980, before me personally appeared A.J. Mosely and
respectively of B.W.F., Inc. President and, to me known to be the persons described in and who executed the foregoing deed and he severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Sarasota in the County of Sarasota and State of Florida, the day and year last aforesaid.

Affix Notary Seal

Carol Ann Havens
Notary Public NOTARY PUBLIC STATE OF FLORIDA AT LARGE
My Commission Expires: MY COMMISSION EXPIRES JULY 9 1982 BONDED THRU GENERAL INS. UNDERWRITERS

EXHIBIT 2
EXHIBIT 51

EXHIBIT 52

Sarasota County Tax Collector

generated on 5/3/2019 12:21:05 PM EDT

Tax Record

Last Update: 5/3/2019 12:20:33 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110088	REAL ESTATE	2018

Mailing Address
CAWLEY JAMES M
CAWLEY JENEVE S
2701 GREENDALE DR
SARASOTA FL 34232-3737

Property Address
2701 GREENDALE DR 001

Old Account Number
0060-11-0088

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
380000

Legal Description
2701 GREENDALE DR LOT 13 CATHEDRAL OAKS ESTATES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	184,005	50,000	$134,005	$430.69
Bonds-Debt Service	0.1222	184,005	50,000	$134,005	$16.38
Mosquito Control	0.0550	184,005	50,000	$134,005	$7.37
Sarasota Memorial Hospital	1.0420	184,005	50,000	$134,005	$139.63
SW FL Water Management Dist.	0.2955	184,005	50,000	$134,005	$39.60
West Coast Inland Navigation	0.0394	184,005	50,000	$134,005	$5.28
Sarasota School Board					
School District Fund	5.5030	184,005	25,000	$159,005	$875.00
School Capital Impr	1.5000	184,005	25,000	$159,005	$238.51
Emergency Medical Services	0.6600	184,005	50,000	$134,005	$88.44

Total Millage	12.4311	Total Taxes	$1,840.90

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$169.30
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$151.94

Total Assessments	$645.72

Taxes & Assessments	$2,486.62

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2018	PAYMENT	7209639.0001	2018	$2,387.16

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 53

#10121190

OFF REC 1197 PG 1507

789537

RANCO FORM 33

WARRANTY DEED (FROM CORPORATION)

This Warranty Deed *Made and executed the* 6th *day of* October *A. D. 19* by

EL JOBEAN PHILHARMONIC GROUP, INC.

a corporation existing under the laws of Florida *, and having its principal place of business at* Sarasota, Florida *hereinafter called the grantor, to*

JOHN H. CISLER and JOANNE B. CISLER

whose postoffice address is 3219 Granada Dr., Apt. 132, Sarasota, FL 33581

hereinafter called the 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* $10.00---- *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* Sarasota *County, Florida, viz:*

Lot 18, PINE MEADOW SUBDIVISION as per plat thereof recorded in Plat Book 24, Page 17 and 17A, Public Records of Sarasota County, Florida.

Subject to Deed Restrictions dated and recorded May 25, 1977 in O.R. Book 1174, Page 723, Public Records of Sarasota County, Florida.

Subject to all valid restrictions, reservations and easements of record and taxes for the year 1978 and all subsequent years.

OCT 11 8 45 AM '77

FILED AND RECORDED
[illegible]
CLERK

789537

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances*

RETURN TO: COAST FEDERAL S & L ASSN.
P.O. BOX 2190 SARASOTA, FLA. 33578

(CORPORATE SEAL)

In Witness Whereof *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

ATTEST: Karen B. Libori
Secretary

EL JOBEAN PHILHARMONIC GROUP, INC.

Signed, sealed and delivered in the presence of:

Judy C. Wiese

By: Robert S. McDaniel, Jr. President

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

Robert S. McDaniel, Jr. and Karen B. Libori

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of October, A. D. 19 77

Notary Public, State of Florida at Large
My Commission Expires Feb. 1, 1981
Bonded by Aetna Casualty & Surety Co.

Judy C. Wiese

This Instrument prepared by: Robert S. McDaniel, Jr.
Address 910 Sarasota Bank Building
Sarasota, Florida 33577

OR 1197 PG 1507

EXHIBIT 54

Sarasota County Tax Collector

generated on 5/3/2019 12:21:54 PM EDT

Tax Record

Last Update: 5/3/2019 12:21:22 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070100039	REAL ESTATE	2018

Mailing Address
CISLER JOHN H
CISLER JOANNE B
4219 PINE MEADOW TER
SARASOTA FL 34233-3642

Property Address
4219 PINE MEADOW TER 001

Old Account Number
0070-10-0039

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
999999

Legal Description
4219 PINE MEADOW TER LOT 18 PINE MEADOW

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	148,876	50,000	$98,876	$317.79
Bonds-Debt Service	0.1222	148,876	50,000	$98,876	$12.08
Mosquito Control	0.0550	148,876	50,000	$98,876	$5.44
Sarasota Memorial Hospital	1.0420	148,876	50,000	$98,876	$103.03
SW FL Water Management Dist.	0.2955	148,876	50,000	$98,876	$29.22
West Coast Inland Navigation	0.0394	148,876	50,000	$98,876	$3.90
Sarasota School Board					
School District Fund	5.5030	148,876	25,000	$123,876	$681.69
School Capital Impr	1.5000	148,876	25,000	$123,876	$185.81
Emergency Medical Services	0.6600	148,876	50,000	$98,876	$65.26

Total Millage	12.4311	Total Taxes	$1,404.22

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$166.64
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

Total Assessments	$478.06

Taxes & Assessments	$1,882.28

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

3/28/2019	PAYMENT	5546236.0001	2018	$473.40
12/29/2018	PAYMENT	5534510.0001	2018	$459.24
9/28/2018	PAYMENT	5563383.0001	2018	$446.67
6/28/2018	PAYMENT	5551795.0001	2018	$439.66

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 55

2

Rec. $ 18.50
Doc. $1,533.00

1110

RETURN TO AND PREPARED BY:
PAUL E. OLSON, ESQUIRE
BURGESS HARRELL MANCUSO OLSON
& COLTON, P.A.
1776 RINGLING BOULEVARD
SARASOTA, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012125734 2 PGS
2012 SEP 28 03:22 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
RECTRAIN Receipt#1541692
Doc Stamp-Deed: 1,533.00

2012125734

WARRANTY DEED

THIS WARRANTY DEED made the 24th day of September, 2012, by **MARY BETH WAYDA, A SINGLE PERSON, INDIVIDUALLY AND AS TRUSTEE OF THE REVOCABLE TRUST AGREEMENT DATED AUGUST 23, 2005 (AS ERRONEOUSLY DESCRIBED AS BEING DATED "AUGUST 16, 2005" IN DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #2005211179, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA),** whose post office address is 6516A 34th Avenue NE, Seattle, Washington 98115, hereinafter called the Grantor, to **AMY ROSEANN COATS and DARRIN LEE JOHNSON, as Joint Tenants with Right of Survivorship,** whose post office address is 2706 Greendale Drive, Sarasota, Florida 34232, hereinafter called the 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 corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and No/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the interest stated herein to all that certain land situate in SARASOTA COUNTY, Florida, viz:

LOT 12, CATHEDRAL OAKS ESTATES SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 39, 39A THROUGH 39B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Tax I.D. #0060-14-0089

Subject to reservations, restrictions and easements of record; governmental zoning, rules and regulations; taxes and assessments for the current and subsequent years.

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 whomsoever; and that said land is free of all encumbrances.

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

Signed, sealed and delivered
in our presence:

Print name: Christine G. Curtis

Print name: Andrew Schuster
witnesses

Mary Beth Wayda
MARY BETH WAYDA, INDIVIDUALLY AND AS TRUSTEE UNDER REVOCABLE TRUST DATED AUGUST 23, 2005

STATE OF WASHINGTON
COUNTY OF King

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared **MARY BETH WAYDA, INDIVIDUALLY AND AS TRUSTEE UNDER REVOCABLE TRUST DATED AUGUST 23, 2005,** personally known to me or has produced Washington Driver License as identification, and who did not take an oath and who acknowledged the execution of the same for the purposes therein expressed.

WITNESS my hand and seal in the County and State last aforesaid this 24th day of September, 2012

Notary Public
State of Washington
BENJAMIN FRENCH DE FIEBRE
My Appointment Expires Sep 5, 2015

Benjamin de Fiebre
NOTARY PUBLIC
Print name: Benjamin de Fiebre
My Commission Expires: 9/5/2015

cam\closings 2012\ wayda coats johnson4598\deed

EXHIBIT 56

Sarasota County Tax Collector

generated on 4/15/2019 2:35:36 PM EDT

Tax Record

Last Update: 4/15/2019 2:35:22 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060140089	REAL ESTATE	2018

Mailing Address
COATS AMY R
JOHNSON DARRIN L
5012 WILLOW LEAF WAY
SARASOTA FL 34241

Property Address
2706 GREENDALE DR 001

Old Account Number
0060-14-0089

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code
Legal Description
2706 GREENDALE DR LOT 12 CATHEDRAL OAKS ESTATES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	224,900	0	$224,900	$722.83
Bonds-Debt Service	0.1222	224,900	0	$224,900	$27.48
Mosquito Control	0.0550	224,900	0	$224,900	$12.37
Sarasota Memorial Hospital	1.0420	224,900	0	$224,900	$234.35
SW FL Water Management Dist.	0.2955	224,900	0	$224,900	$66.46
West Coast Inland Navigation	0.0394	224,900	0	$224,900	$8.86
Sarasota School Board					
School District Fund	5.5030	224,900	0	$224,900	$1,237.63
School Capital Impr	1.5000	224,900	0	$224,900	$337.35
Emergency Medical Services	0.6600	224,900	0	$224,900	$148.43

Total Millage	12.4311	Total Taxes	$2,795.76

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$200.12
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65

Total Assessments	$615.25
Taxes & Assessments	$3,411.01

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/5/2018	PAYMENT	5530582.0001	2018	$3,308.68

EXHIBIT 58

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 57

Case 1:18-cv-00575-EJM-MJD Document 134-2 Filed 08/10/20 Page 1 of 1

8809-1088 500
100
643.50

943407

WARRANTY DEED

This Warranty Deed

Made the 1ST day of August A.D. 19 88 by

Bradley D. Hallin and Emagene J. Hallin, husband and wife

hereinafter called the grantor, to

STEVEN R. COURTENAY AND VIRGINIA H. COURTENAY, husband and wife

whose postoffice address is 4303 Pine Meadow Terrace, Sarasota, Fl. 34233
hereinafter called the grantee:

(Whenever used herein the terms 'grantor' and 'grantee' include all 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 $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 20, PINE MEADOW, as per Plat thereof recorded in Plat Book 24, Pages 17 and 17A of the Public Records of Sarasota County, Florida.

SELECT TITLE ASSOCIATES INC.

FILED FOR RECORD IN OFFICIAL RECORDS RECORDED AND VERIFIED
OCT 18 11 09 AM '88
KAREN E. RUSHING CLERK OF CIRCUIT COURT SARASOTA COUNTY, FL

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19

OR BOOK 002069

In Witness Whereof,

the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

X _____ (Witness)

X _____ (Witness)

X _____ L.S.
Bradley D. Hallin

X _____ L.S.
Emagene J. Hallin

PAGE 001795

STATE OF FLORIDA,
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

Bradley D. Hallin and Emagene J. Hallin

to me known to be the person(s) described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of August A.D. 19 88

X _____

Notary Public, State of Florida
My Commission Expires Oct. 20, 1990

This Instrument prepared by: Judy Wood
Address: 1050 17th St., #410, Denver, CO 80265

Documentary Tax Paid $ 613.50

By E. Compeitn

EXHIBIT 2

EXHIBIT 57

EXHIBIT 58

Sarasota County Tax Collector

generated on 4/15/2019 2:39:48 PM EDT

Tax Record

Last Update: 4/15/2019 2:39:31 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070150018	REAL ESTATE	2018

Mailing Address
COURTENAY STEVEN R
COURTENAY VIRGINIA M
4303 PINE MEADOW TER
SARASOTA FL 34233-3644

Property Address
4303 PINE MEADOW TER 001

Old Account Number
0070-15-0018

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
4303 PINE MEADOW TER LOT 20 PINE MEADOW 03-37-18-15-00/ 20

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	181,046	50,000	$131,046	$421.18
Bonds-Debt Service	0.1222	181,046	50,000	$131,046	$16.01
Mosquito Control	0.0550	181,046	50,000	$131,046	$7.21
Sarasota Memorial Hospital	1.0420	181,046	50,000	$131,046	$136.55
SW FL Water Management Dist.	0.2955	181,046	50,000	$131,046	$38.72
West Coast Inland Navigation	0.0394	181,046	50,000	$131,046	$5.16
Sarasota School Board					
School District Fund	5.5030	181,046	25,000	$156,046	$858.72
School Capital Impr	1.5000	181,046	25,000	$156,046	$234.07
Emergency Medical Services	0.6600	181,046	50,000	$131,046	$86.49

Total Millage	12.4311	Total Taxes	$1,804.11

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$197.47
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

Total Assessments	$508.89

Taxes & Assessments $2,313.00

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 58

11/26/2018	PAYMENT	7222441.0001	2018	$2,220.48

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 59

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018130416 2 PG(S)
10/2/2018 11:02 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2291240

Doc Stamp-Deed: $1,255.80

Prepared by and return to:
Crystal Golm, Esq.
Attorney at Law
Crystal D. Golm PA
3021 Manatee Ave. W.
Bradenton, FL 34205
941-747-8345
File Number: **Bench to Crabapple**
Purchase Price:$179,393.00
Doc Stamps: $1,255.50

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27 day of **September, 2018** between **BenchMark Properties of Ohio, LTD, a Domestic Limited Liability Company of Ohio,** whose post office address is **2027 Fulton Rd. NW, Canton, OH 44709,** grantor, and **Crabapple Enterprise, LLC, a Domestic Limited Liability Company of Ohio,** whose post office address is **8111 Frease Rd., Fredericksburg, OH 44627,** 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)

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 the grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

The West 90 feet of the North 1/2 of Lot 1, Block A, BELLEVUE TERRACE, according to the map or plat thereof as recorded in Plat Book 1, Page 30, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0054-03-0018

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

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: Tina N. Slutz

Witness Name: Dana Campbell

BenchMark Properties of Ohio, LTD

By: _____, Member
Delbert Schlabach, Member

(Corporate Seal)

State of Ohio
County of Stark

The foregoing instrument was acknowledged before me this 27th day of September, 2018 by Delbert Schlabach of BenchMark Properties of Ohio, LTD, on behalf of the corporation. He [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

NOTARIAL SEAL
STATE OF OHIO

TINA N. SLUTZ
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Stark County
My Comm. Exp. 11/6/2020

Notary Public

Printed Name: Tina N. Slutz

My Commission Expires: 11/6/2020

DoubleTime®

EXHIBIT 60

Sarasota County Tax Collector

generated on 5/3/2019 12:28:34 PM EDT

Tax Record

Last Update: 5/3/2019 12:28:02 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054030018	REAL ESTATE	2018

Mailing Address
CRABAPPLE ENTERPRISE LLC
8111 FREASE RD
FREDERICKSBURG OH 44627

Property Address
719 BRINK AVE S 002

Old Account Number
0054-03-0018

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code
N

Legal Description
719 BRINK AVE S W 90 FT OF N 1/2 OF LOT 1 BLK A BELLEVUE TERRACE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	165,576	0	$165,576	$532.16
Bonds-Debt Service	0.1222	165,576	0	$165,576	$20.23
Mosquito Control	0.0550	165,576	0	$165,576	$9.11
Sarasota Memorial Hospital	1.0420	165,576	0	$165,576	$172.53
SW FL Water Management Dist.	0.2955	165,576	0	$165,576	$48.93
West Coast Inland Navigation	0.0394	165,576	0	$165,576	$6.52
Sarasota School Board					
School District Fund	5.5030	200,800	0	$200,800	$1,105.00
School Capital Impr	1.5000	200,800	0	$200,800	$301.20
City of Sarasota	3.2632	165,576	0	$165,576	$540.31
City of Sarasota Debt Service	0.2518	165,576	0	$165,576	$41.69
Emergency Medical Services	0.6600	165,576	0	$165,576	$109.28

Total Millage	15.9461	Total Taxes	$2,886.96

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$137.14
W156	Stormwater Utility	$90.65

Total Assessments	$227.79

Taxes & Assessments	$3,114.75

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 60

3/27/2019	PAYMENT	9108246.0001	2018	$3,114.75

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 61

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001098293 1 PG
2001 JUL 11 04:01 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HARMSTRONG Receipt#064108

Doc Stamp-Deed: 868.00

Prepared By **STEPHEN F. VOIGT, ESQ.**
Voigt & Voigt, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
incidental to the issuance of a title insurance policy
File Number **21x0378**
Parcel ID # **61-10-0032**

500
100
868 00

(2)

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated July 10, 2001 by
CHARLES D. BENNETT and MARLYN BENNETT, husband and wife
whose post office address is:
2276 Manor Ave, Poland, OH 44514
hereinafter called the GRANTOR, to
FRANK T. CROTSLEY, a single person
whose post office address is:
3460 Linden Dr, Sarasota, FL 34232
hereinafter called the GRANTEE.

2001098293

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Sarasota** County, Florida, viz.

Lots 330 & 331, SARASOTA SPRINGS, UNIT NO. 3, according to the plat thereof, recorded in Plat Book 8, Page 7, of the Public Records of SARASOTA County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year **2001** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any

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 except as above noted, 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 whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Barbara Motsinger
Print Name: Barbara Motsinger

Signature: Janet E. Gustafson
Print Name: Janet E Gustafson

Charles D. Bennett
CHARLES D. BENNETT

Marilyn Bennett
MARLYN BENNETT

State of **Florida**
County of **Sarasota**

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 7/10/01 by
CHARLES D. BENNETT and MARLYN BENNETT, husband and wife
who is personally known to me or who has produced D.L. as identification.

Signature: Janet E. Gustafson
Print Name:

JANET E GUSTAFSON
MY COMMISSION # CC 786727
EXPIRES: October 28, 2002
Bonded Thru Notary Public Underwriters

EXHIBIT 62

EXHIBIT 62

Sarasota County Tax Collector

generated on 5/3/2019 12:24:14 PM EDT

Tax Record

Last Update: 5/3/2019 12:23:42 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061100032	REAL ESTATE	2018

Mailing Address
CROTSLEY FRANK T
3460 LINDEN DR
SARASOTA FL 34232-4940

Property Address
3460 LINDEN DR 001

Old Account Number
0061-10-0032

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3460 LINDEN DR LOTS 330 & 331 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	127,916	50,000	$77,916	$250.42
Bonds-Debt Service	0.1222	127,916	50,000	$77,916	$9.52
Mosquito Control	0.0550	127,916	50,000	$77,916	$4.29
Sarasota Memorial Hospital	1.0420	127,916	50,000	$77,916	$81.19
SW FL Water Management Dist.	0.2955	127,916	50,000	$77,916	$23.02
West Coast Inland Navigation	0.0394	127,916	50,000	$77,916	$3.07
Sarasota School Board					
School District Fund	5.5030	127,916	25,000	$102,916	$566.35
School Capital Impr	1.5000	127,916	25,000	$102,916	$154.37
Emergency Medical Services	0.6600	127,916	50,000	$77,916	$51.42

Total Millage	12.4311	Total Taxes	$1,143.65

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$174.82
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$151.94

Total Assessments	$651.24

Taxes & Assessments	$1,794.89

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/13/2018	PAYMENT	9020957.0001	2018	$1,723.09

EXHIBIT 2

EXHIBIT 62

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 62
EXHIBIT 2

EXHIBIT 63

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016130694 3 PG(S)

10/20/2016 1:37 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2038612

Doc Stamp-Deed: $0.70

PREPARED BY:

STEVEN A. WILLIAMS, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

WHEN RECORDED MAIL TO:

ELDER LAW SOLUTIONS
ONE HARRIS STREET
SUITE 4
NEWBURYPORT, MA 01950

PARCEL ID NO.: 0053-14-0034

PURCHASE PRICE PAID: $ 10.00

OTHER CONSIDERATION: $0.00

DOCUMENTARY STAMP TAX: $ .70

Warranty Deed

THIS WARRANTY DEED is made on September 9, 2016, by JOSEPH D'ANGELO and DOROTHY J. D'ANGELO, husband and wife, whose address is 44 Harriet Road, Gloucester, MA 01930 (herein, "Grantor"), to JOSEPH D'ANGELO AND DOROTHY J. D'ANGELO, TRUSTEES, or any successors in trust, under THE D'ANGELO FAMILY REVOCABLE TRUST dated September 9th 2016 and any amendments thereto, whose address is 44 Harriet Road, Gloucester, MA 01930 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Sarasota, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1808 Springwood Drive, Sarasota, FL 34232

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Full power and authority is granted by this deed to the Trustee(s) and all successor trustees to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described without the consent or approval of any other party. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor signed and sealed this Warranty Deed on the date first above written.

EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.

Witnesses:

Witness #1 signature

Printed name of witness #1

Witness #2 signature

Printed name of witness #2

STATE OF Massachusetts
COUNTY OF ESSEX

Grantor:

Joseph D'Angelo

This instrument was acknowledged before me on September 9, 2016, by Joseph D'Angelo, [✓] who is personally known to me or [ ] who has produced _____ as identification.

[Affix Notary Seal]

CANDICE M. L. O'NEIL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 22, 2019

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/22/19

Witnesses:

Witness #1 signature

Printed name of witness #1

Witness #2 signature

Printed name of witness #2

Grantor:

Dorothy J. D'Angelo

STATE OF Massachusetts
COUNTY OF Essex

This instrument was acknowledged before me on September 9, 2016, by Dorothy J. D'Angelo, [✓] who is personally known to me or [ ] who has produced _____ as identification.

[Affix Notary Seal]

CANDICE M. L. O'NEIL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 22, 2019

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/22/19

EXHIBIT A

Lot 64, Block 3, Tamaron Subdivision, Unit No. 3, as per plat thereof recorded in Plat Book 25, Page 5, of the Public Records of Sarasota County, Florida.

This property is not the homestead real property of Grantor.

MAIL FUTURE TAX STATEMENT TO:

JOSEPH D'ANGELO AND
DOROTHY J. D'ANGELO, TRUSTEES
44 Harriet Road
Gloucester, MA 01921

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

16-40214 (djr)

EXHIBIT 64

Sarasota County Tax Collector

generated on 4/15/2019 2:40:45 PM EDT

Tax Record

Last Update: 4/15/2019 2:40:28 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140034	REAL ESTATE	2018

Mailing Address
D ANGELO FAMILY REVOCABLE TRUS
44 HARRIET RD
GLOUCESTER MA 01930

Property Address
1808 SPRINGWOOD DR 001

Old Account Number
0053-14-0034

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
380000

Legal Description
1808 SPRINGWOOD DR LOT 64 BLK 3 TAMARON UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	234,200	0	$234,200	$752.72
Bonds-Debt Service	0.1222	234,200	0	$234,200	$28.62
Mosquito Control	0.0550	234,200	0	$234,200	$12.88
Sarasota Memorial Hospital	1.0420	234,200	0	$234,200	$244.04
SW FL Water Management Dist.	0.2955	234,200	0	$234,200	$69.21
West Coast Inland Navigation	0.0394	234,200	0	$234,200	$9.23
Sarasota School Board					
School District Fund	5.5030	234,200	0	$234,200	$1,288.80
School Capital Impr	1.5000	234,200	0	$234,200	$351.30
Emergency Medical Services	0.6600	234,200	0	$234,200	$154.57

Total Millage	12.4311	Total Taxes	$2,911.37

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$137.98
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$388.11

Taxes & Assessments	$3,299.48

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2018	PAYMENT	7209274.0001	2018	$3,167.50

EXHIBIT 64

EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 64

EXHIBIT 2

EXHIBIT 65

FORM 1104 WARRANTY DEED-(Statutory Form.) 1220 PG 860

This Indenture,

818274

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 26th day of January A. D. 19 78
Between Christine E. Georgiades, joined by her husband Christ Georgiades

of the County of Pinellas in the State of Florida
party of the first part, and Craig B. Dickie and Cynthia D. Dickie, husband and wife,
1331 Ingram Avenue
Sarasota, Florida 33580

of the County of Sarasota in the State of Florida
party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of Ten dollars and other valuable considerations ~~DOLLARS~~ to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Sarasota, State of Florida, to wit:

Lot 6, BAHIA VISTA HEIGHTS SUBDIVISION
as per plat thereof recorded in Plat Book 9,
Page 66, of the Public Records of Sarasota
County, Florida

FILED AND RECORDED
FEB 16 12 11 PM '78
8 1 8 2 7 4

SARASOTA COUNTY, FLA.
STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE P.O. BOX 1608 TALLAHASSEE, FLORIDA 32302 = 60.00
DOCUMENTARY SURTAX = 22.00

And the said party of the first part 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 said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Cheryl Wagnmuller — Christ Georgiades
Joyce Baker — Christine E. Georgiades

State of Florida
County of Pinellas

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Christine Georgiades, joined by her husband Christ Georgiades

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and have acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Largo County of Pinellas, and State of Florida, this 26th day of January, A. D. 19 78.

1220 PG 860

My Commission Expires _____ Notary Public

Prepared by: Christine E. Georgiades, P.O. Box 1719, Largo, Fla. 33540

Return To: Craig B. Dickie 1331 Ingram Ave Sarasota, Fla. 33580

EXHIBIT 65

EXHIBIT 2

EXHIBIT 66

Sarasota County Tax Collector

generated on 4/15/2019 2:54:18 PM EDT

Tax Record

Last Update: 4/15/2019 2:54:02 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053040006	REAL ESTATE	2018

Mailing Address
DICKIE CRAIG B
DICKIE CYNTHIA D
1331 INGRAM AVE
SARASOTA FL 34232-3223

Property Address
1331 INGRAM AVE 001

Old Account Number
0053-04-0006

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
1331 INGRAM AVE LOT 6 BAHIA VISTA HEIGHTS OR 548-458 QC

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	85,306	50,000	$35,306	$113.47
Bonds-Debt Service	0.1222	85,306	50,000	$35,306	$4.31
Mosquito Control	0.0550	85,306	50,000	$35,306	$1.94
Sarasota Memorial Hospital	1.0420	85,306	50,000	$35,306	$36.79
SW FL Water Management Dist.	0.2955	85,306	50,000	$35,306	$10.43
West Coast Inland Navigation	0.0394	85,306	50,000	$35,306	$1.39
Sarasota School Board					
School District Fund	5.5030	85,306	25,000	$60,306	$331.86
School Capital Impr	1.5000	85,306	25,000	$60,306	$90.46
Emergency Medical Services	0.6600	85,306	50,000	$35,306	$23.30

Total Millage	12.4311	Total Taxes	$613.95

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$117.64
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$359.02

Taxes & Assessments	$972.97

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 66

EXHIBIT 2

11/28/2018	PAYMENT	7240268.0001	2018	$934.05

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 66

EXHIBIT 2

EXHIBIT 67

02110060

Stewart Title of Sarasota, Inc.

WARRANTY DEED
(FROM CORPORATION)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003009776 1 PG
2003 JAN 16 06:34 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
TRAIN 3 Receipt#266761
Doc Stamp-Deed: 1,923.60

This Instrument Prepared by:
DAVID RUSSELL
3530 Webber Street
Sarasota, FL 34239
for the purposes of title insurance.

2003009776

Property Appraisers Parcel I.D. (Folio) Number(s):
52040026

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made and executed the* 31 *day of* Dec. *A.D.* 2002 *by*
Morrison Homes of Florida d/b/a Morrison Homes

a corporation existing under the laws of *and having its principal place of business at* 100 Tampa Oaks Blvd. Temple Terrace, FL 33637 *hereinafter called the grantor, to* Thomas Dodson and Michelle M. Dodson, husband and wife *whose postoffice address is* 790 Autumncrest Drive Sarasota, FL 34232 *hereinafter called the 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 an in consideration of the sum of $* 10.00 *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 situated in* Sarasota *County, Florida, viz:*

Lot 41, THE OAKS AT WOODLAND PARK PHASE I, according to the Plat recorded in Plat Book 38 Pages 11 through 11D, as recorded in the Public Records of Sarasota County, Florida; said land situate, lying and being in Sarasota County, Florida.

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 it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 2002 *, restrictions, reservations, covenants and easements of record, if any.*

(Corporate Seal)

In Witness Whereof, *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto afffixed, by its proper officers thereunto duly authorized, the day and year first above written.*

ATTEST: _____
Secretary

Signed, sealed and delivered in our presence:

Allison Duval
Witness Signature
Allison Duval
Printed Name
Joan C Niemeyer
Witness Signature
Joan C Niemeyer
Printed Name

Morrison Homes of Florida d/b/a Morrison Homes

BY: Nancy M. Reynolds
Nancy M. Reynolds
Vice President of Finance
Printed Name and Title

STATE OF Florida
COUNTY OF Hillsborough
The foregoing instrument was acknowledged before me this 3rd day of Jan. 2003
by Nancy M Reynolds of Morrison Homes of Florida
d/b/a Morrison Homes
a Corporation, on behalf of the corporation. ~~He~~/she is personally known to me or who has produced _____ as identification and did _____ take an oath.

SEAL

NOTARY PUBLIC STATE OF FLORIDA
MARY A. ANDRIOTIS
MY COMMISSION # CC 910299
EXPIRES: March 15, 2004
Bonded Thru Notary Public Underwriters

Mary A Andriotis
Notary Signature
Mary A Andriotis
Printed Notary Signature
Title or Rank: _____
Serial Number: _____
My Commission Expires:

EXHIBIT 67
EXHIBIT 2

EXHIBIT 68

Sarasota County Tax Collector

generated on 4/15/2019 2:55:42 PM EDT

Tax Record

Last Update: 4/15/2019 2:55:26 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040026	REAL ESTATE	2018

Mailing Address
DODSON THOMAS A
DODSON MICHELLE M
790 AUTUMNCREST DR
SARASOTA FL 34232-2484

Property Address
790 AUTUMNCREST DR 001

Old Account Number
0052-04-0026

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940143

Legal Description
790 AUTUMNCREST DR LOT 41 THE OAKS AT WOODLAND PARK PH 1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	242,266	50,000	$192,266	$617.94
Bonds-Debt Service	0.1222	242,266	50,000	$192,266	$23.49
Mosquito Control	0.0550	242,266	50,000	$192,266	$10.57
Sarasota Memorial Hospital	1.0420	242,266	50,000	$192,266	$200.34
SW FL Water Management Dist.	0.2955	242,266	50,000	$192,266	$56.81
West Coast Inland Navigation	0.0394	242,266	50,000	$192,266	$7.58
Sarasota School Board					
School District Fund	5.5030	242,266	25,000	$217,266	$1,195.61
School Capital Impr	1.5000	242,266	25,000	$217,266	$325.90
Emergency Medical Services	0.6600	242,266	50,000	$192,266	$126.90

Total Millage	12.4311	Total Taxes	$2,565.14

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$262.54
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$468.90
Taxes & Assessments	$3,034.04

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 68

EXHIBIT 2

11/28/2018	PAYMENT	7235040.0001	2018	$2,912.68

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 68

EXHIBIT 2

EXHIBIT 69

2012073019

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012073019 1 PG
2012 JUN 07 03:26 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CEAGLETO Receipt#1506573

Mail Recorded Deed and Tax Statement to:
Wanda L. Donner
2423 Ingram Ave.
Sarasota, FL 34232

Prepared by:
Freedom Rings
3003 S. Tamiami Tr.
Sarasota, FL 34239

QUITCLAIM DEED

THIS INDENTURE, executed this 6 day of June 2012, by **Kenneth C. Donner** and **Wanda L. Donner, husband and wife,** whose address is: 2423 Ingram Ave, Sarasota, FL 34232, herein after called the **Grantor**, hereby remise(s), release(s) and forever quitclaim(s) all interest (100%) to **The Wanda Donner Living Trust, UTD 6/6/12, Wanda Donner, as Trustee,** whose address is: 2423 Ingram Ave, Sarasota, FL 34232, herein after called the **Grantee**. **The Trustee (Grantee) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (and any Successor Trustee of the trust) shall have all of the powers set forth in Sections 689.071 and 737.402, Florida Statutes.**

WITNESSETH:

That the said Grantor, for and in consideration of the sum of ten dollars ($10.00) in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto said Grantee and Grantee's heirs, successors forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the county of ***SARASOTA,*** *State of Florida, to wit:*

LOTS 12 AND 13, BLOCK E, ORANGE GROVE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel identification number: 0060-11-0061

Subject to easements, restrictions, reservations, and limitations of record, if any.

Together *with all 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 quitclaims the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.*

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Wanda L. Donner
Wanda L. Donner, Grantor

Print: Victoria Stan

Jeanette Ratledge

Print: JEANETTE RATLEDGE

STATE OF FLORIDA
COUNTY OF SARASOTA

This foregoing instrument was acknowledged before me on this 6 day of June, 2012, **Wanda L. Donner,** and Victoria Stan and Jeanette Ratledge the witnesses who are either personally known to me, or produced FL D.L. as identification, and who did take an oath.

My commission Expires:

JULIE M. JEFFERSON
Notary Public-State of Florida
Commission # EE125392
My Commission Expires Oct. 21, 2015

NOTARY PUBLIC
Julie M. Jefferson
Print Name

EXHIBIT 70

Sarasota County Tax Collector

generated on 4/15/2019 2:58:13 PM EDT

Tax Record

Last Update: 4/15/2019 2:57:58 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110061	REAL ESTATE	2018

Mailing Address
DONNER WANDA L (TTEE)
2423 INGRAM AVE
SARASOTA FL 34232-3755

Property Address
2423 INGRAM AVE 001

Old Account Number
0060-11-0061

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000
WX 500
S1 5000

Millage Code
0100

Escrow Code

Legal Description
2423 INGRAM AVE LOTS 12 & 13 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	119,167	55,500	$63,667	$204.63
Bonds-Debt Service	0.1222	119,167	55,500	$63,667	$7.78
Mosquito Control	0.0550	119,167	55,500	$63,667	$3.50
Sarasota Memorial Hospital	1.0420	119,167	50,500	$68,667	$71.55
SW FL Water Management Dist.	0.2955	119,167	50,500	$68,667	$20.29
West Coast Inland Navigation	0.0394	119,167	50,500	$68,667	$2.71
Sarasota School Board					
School District Fund	5.5030	119,167	25,500	$93,667	$515.45
School Capital Impr	1.5000	119,167	25,500	$93,667	$140.50
Emergency Medical Services	0.6600	119,167	55,500	$63,667	$42.02

Total Millage	12.4311	Total Taxes	$1,008.43

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$172.16
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65

Total Assessments	$587.29

Taxes & Assessments	$1,595.72

If Paid By	Amount Due
	$0.00

EXHIBIT 70

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/13/2018	PAYMENT	9019807.0001	2018	$1,531.89

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 70

EXHIBIT 2

EXHIBIT 71

10.00
1,820.00
Return To:

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006129583 1 PG
2006 JUL 17 05:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
ARINGHOL Receipt#807799

This Document Prepared By and Return to:
MICHAEL P. INFANTI, Esquire/ LW 7580-1
Norton, Hammersley, Lopez & Skokos, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236

Doc Stamp-Deed: 1,820.00

2006129583

Parcel ID Number: 0053-14-0037

Warranty Deed

This Indenture, Made this 14th day of July , 2006 A.D., **Between** Sharon K. Schofield n/k/a S. Kelley Anderson, a married woman, joined by her spouse David A. Anderson of the County of Sarasota , State of Florida , **grantor,** and Pamela Driggs, a single woman

whose address is: 1782 Springwood Drive, Sarasota, FL 34232

of the County of Sarasota , State of Florida , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota State of Florida to wit:

Lot 61, Block 3, TAMARON, UNIT NO. 3, according to the plat thereof recorded in Plat Book 25, Page 5, of the Public Records of Sarasota County, Florida.

Subject to all valid restrictions, reservations, and easements of record, if any, zoning, applicable governmental regulations, and taxes and assessments for the year 2006, and subsequent years.

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

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

Signed, sealed and delivered in our presence:

Printed Name: V.G. SANTIAGO
Witness

Printed Name: CRAIG CERRETA
Witness

Sharon K. Schofield n/k/a S. Kelley Anderson (Seal)
P.O. Address: 6903 Superior Street Circle, Sarasota, FL 34238

David A. Anderson (Seal)
P.O. Address: 6903 Superior Street Circle, Sarasota, FL 34238

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 14th day of July , 2006 by Sharon K. Schofield n/k/a S. Kelley Anderson and David A. Anderson

they are personally known to me or have produced their Florida driver's license as identification.

NOTARY PUBLIC
STATE OF FLORIDA
V. G. Santiago
Comm. # DD 300002
Comm. Exp. April 25, 2008

Printed Name:
Notary Public
My Commission Expires:

EXHIBIT 71

7580-1

Laser Generated by © Display Systems, Inc , 2006 (863) 763-5555 Form FLWD-1

EXHIBIT 2

EXHIBIT 72

Sarasota County Tax Collector

generated on 5/3/2019 12:26:34 PM EDT

Tax Record

Last Update: 5/3/2019 12:26:03 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140037	REAL ESTATE	2018

Mailing Address
DRIGGS PAMELA
1782 SPRINGWOOD DR
SARASOTA FL 34232-3351

Property Address
1782 SPRINGWOOD DR 001

Old Account Number
0053-14-0037

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
1782 SPRINGWOOD DR LOT 61 BLK 3 TAMARON UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	108,904	50,000	$58,904	$189.32
Bonds-Debt Service	0.1222	108,904	50,000	$58,904	$7.20
Mosquito Control	0.0550	108,904	50,000	$58,904	$3.24
Sarasota Memorial Hospital	1.0420	108,904	50,000	$58,904	$61.38
SW FL Water Management Dist.	0.2955	108,904	50,000	$58,904	$17.41
West Coast Inland Navigation	0.0394	108,904	50,000	$58,904	$2.32
Sarasota School Board					
School District Fund	5.5030	108,904	25,000	$83,904	$461.72
School Capital Impr	1.5000	108,904	25,000	$83,904	$125.86
Emergency Medical Services	0.6600	108,904	50,000	$58,904	$38.88

Total Millage	12.4311	Total Taxes	$907.33

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$131.97
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$382.10

Taxes & Assessments	$1,289.43

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 72

EXHIBIT 2

11/28/2018	PAYMENT	9066523.0001	2018	$1,237.85

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 72

EXHIBIT 73

RECORD & RETURN TO:

Prepared by and Return to:

JOHN YEOMANS
Progressive Title, Inc.
1718 Main Street, Suite 204
Sarasota, Florida 34236
SS# - GRANTEE 1: [redacted]
#9811068

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999000544 1 PG
1999 JAN 04 06:18 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#064925

Doc Stamp-Deed: 469.00

1999000544

WARRANTY DEED

THIS INDENTURE, made this 18th day of December, A.D. 1998 between

EDWARD J. KUPRENKO, a single man

as Grantor*, whose address is: 3712 CARDINAL BLVD., DAYTONA, FL 32127
and

ELISE J. DURANCEAU, a single woman

as Grantee*, whose address is: 4050 ~~RODNEY~~ RADNOR PLACE, SARASOTA, FL 34231

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Sarasota, State of Florida, to-wit:

LOT 33, SPRING LAKE SUBDIVISION, ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 40, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property Tax ID Number: 0070-07-0018

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 1999 and subsequent years.

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

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses

(WITNESS 1) _____
PRINT OR TYPE NAME: Geoff Allison

(WITNESS 2) _____
PRINT OR TYPE NAME: Cheryl A. Key

_____
EDWARD J. KUPRENKO

_____

State of Florida
County of

The foregoing instrument was acknowledged before me on this 18th day of December, 1998 by EDWARD J. KUPRENKO, a single man, who is known to me or who has produced FLA DL # K145-230-60-314-0 as identification and did NOT take an oath.
Exp. 7-6-00

My Commission Expires:

(SEAL)

_____
NOTARY PUBLIC
PRINT OR TYPE NAME:

SHERRY L. JONES
My Comm Exp. 1/21/2001
Bonded By Service Ins.
No. CC614703
Personally Known X Other I.D.

AMS-WD-PLAIN
Rev. 10/27/94

EXHIBIT 73

EXHIBIT 2

EXHIBIT 74

Sarasota County Tax Collector

generated on 4/15/2019 2:59:45 PM EDT

Tax Record

Last Update: 4/15/2019 2:59:29 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070070018	REAL ESTATE	2018

Mailing Address
DURANCEAU ELISE J
4050 RADNOR PL
SARASOTA FL 34233-1304

Property Address
4050 RADNOR PL 001

Old Account Number
0070-07-0018

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 9857

Millage Code
0100

Escrow Code

Legal Description
4050 RADNOR PL LOT 33 SPRING LAKE SUB ADD 1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	59,857	34,857	$25,000	$80.35
Bonds-Debt Service	0.1222	59,857	34,857	$25,000	$3.06
Mosquito Control	0.0550	59,857	34,857	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	59,857	34,857	$25,000	$26.05
SW FL Water Management Dist.	0.2955	59,857	34,857	$25,000	$7.39
West Coast Inland Navigation	0.0394	59,857	34,857	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	59,857	25,000	$34,857	$191.82
School Capital Impr	1.5000	59,857	25,000	$34,857	$52.29
Emergency Medical Services	0.6600	59,857	34,857	$25,000	$16.50

Total Millage	12.4311	Total Taxes	$379.83

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$72.70
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$322.83
Taxes & Assessments	$702.66

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 74

EXHIBIT 2

11/7/2018	PAYMENT	9008032.0001	2018	$674.55

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 74

EXHIBIT 2

EXHIBIT 75

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018166507 3 PG(S)
12/26/2018 10:48 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2319555

Prepared By: Lionel J. Postic, Esq. - Florida Bar No.: 416339
400 Northridge Road, Suite 850, Atlanta, GA 30350

Return to: Title 365 - Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108
File Number: OS3220-18005572

Property Appraiser's Parcel I.D. (Folio) Number(s): 0053-06-0035

WARRANTY DEED

THIS INDENTURE, Made this 14 day of December, 2018, by and between ZOILA EMANUELLI, as Trustee under that certain unrecorded REVOCABLE TRUST AGREEMENT dated December 22, 2005, whose mailing address is: 1548 Springwood Drive, Sarasota, FL 34232, hereinafter referred to as "Grantor", and ZOILA EMANUELLI, as Trustee under that certain unrecorded THE ZOILA EMANUELLI REVOCABLE TRUST dated December 22, 2005, restatement dated March 6, 2018, whose mailing address is: 1548 Springwood Drive, Sarasota, FL 34232, of the County of Sarasota in the State of Florida, hereinafter referred to as "Grantee",

WITNESSETH: That Grantor, for and in consideration of the sum of Zero and 00/100 Dollars ($0.00), and other valuable considerations in hand paid by the Grantee at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted bargained, sold, conveyed and confirmed, and by these presents do grant, bargain, sell, convey and confirm unto the Grantee, in fee simple, and to Grantee's heirs, successors and assigns forever, all the following piece, parcel, lot or tract of land, situated, lying and being in the County of Sarasota, State of Florida, and described as follows, to-wit:

Lot 50, Block 3, Tamaron Subdivision, Unit No. 2, according to the plat thereof recorded in Plat Book 24, Pages 11-11B of the Public Records of Sarasota County, Florida.

Being the same property conveyed from Zoila Emanuelli, a single woman to Zoila Emanuelli, as Trustee under that certain unrecorded Revocable Trust Agreement dated December 22, 2005 by deed dated December 22, 2005 and recorded December 28, 2005 as Instrument Number 2005283604, in the Office of the Clerk of the Circuit Court of Sarasota County, State of Florida.

Property Address: 1548 Springwood Drive, Sarasota, FL 34232

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the Grantor, of in and to the same.

TO HAVE AND TO HOLD, the same in fee simple unto Grantee, Grantee's heirs and assigns, to their proper use, benefit and behalf forever.

AND, the Grantor hereby warrants with said Grantee that the Grantor is lawfully seized of said land, and hereby warrants the title of said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to date of transfer.

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

ZOILA EMANUELLI, as Trustee under that certain unrecorded REVOCABLE TRUST AGREEMENT dated December 22, 2005

By, Zoila Emanuelli
ZOILA EMANUELLI, Trustee

Signed, Sealed and Delivered in Our Presence:

Terrilynn J Long
Printed Witness Name

Witness Signature

Erica Dean
Printed Witness Name

Witness Signature

STATE OF Florida
COUNTY OF Sarasota; ss:

The foregoing instrument was acknowledged before me this 14 day of December, 20 19 by ZOILA EMANUELLI, as Trustee under that certain unrecorded REVOCABLE TRUST AGREEMENT dated December 22, 2005, who is personally known to me or who has produced a driver license as identification. and Florida state identification card personally appeared

Notary Public

Jerrilynn Doherty

Notary Public – Printed Name

My Commission expires: 9/19/2021

JERRILYNN DOHERTY
Notary Public - State of Florida
Commission # GG 134862
My Comm. Expires Sep 19, 2021
Bonded through National Notary Assn.

EXHIBIT 75
EXHIBIT 2

EXHIBIT 76

Sarasota County Tax Collector

generated on 4/15/2019 3:02:24 PM EDT

Tax Record

Last Update: 4/15/2019 3:02:08 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060035	REAL ESTATE	2018

Mailing Address
ZOILA EMANUELLI REVOCABLE TRUS
EMANUELLI ZOILA (TTEE)
1548 SPRINGWOOD DR
SARASOTA FL 34232-3347

Property Address
1548 SPRINGWOOD DR 001

Old Account Number
0053-06-0035

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000
WX 500
S1 5000

Millage Code
0100

Escrow Code
999999

Legal Description
1548 SPRINGWOOD DR LOT 50 BLK 3 TAMARON UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	137,516	55,500	$82,016	$263.60
Bonds-Debt Service	0.1222	137,516	55,500	$82,016	$10.02
Mosquito Control	0.0550	137,516	55,500	$82,016	$4.51
Sarasota Memorial Hospital	1.0420	137,516	50,500	$87,016	$90.67
SW FL Water Management Dist.	0.2955	137,516	50,500	$87,016	$25.71
West Coast Inland Navigation	0.0394	137,516	50,500	$87,016	$3.43
Sarasota School Board					
School District Fund	5.5030	137,516	25,500	$112,016	$616.43
School Capital Impr	1.5000	137,516	25,500	$112,016	$168.02
Emergency Medical Services	0.6600	137,516	55,500	$82,016	$54.13

Total Millage	12.4311	Total Taxes	$1,236.52

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$170.42
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$420.55

Taxes & Assessments	$1,657.07

If Paid By	Amount Due
	$0.00

EXHIBIT 76

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
1/7/2019	PAYMENT	5006073.0001	2018	$417.00
12/17/2018	PAYMENT	9088415.0001	2018	$404.56
9/18/2018	PAYMENT	9118885.0001	2018	$392.98
6/18/2018	PAYMENT	9115450.0001	2018	$386.81

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 76

EXHIBIT 2

EXHIBIT 77

Record: $15.50
Doc Stamps: .70

This instrument prepared by:
Margaret S. Frook, Esquire
BOONE, BOONE, BOONE, KODA & FROOK, P.A.
Post Office Box 1596
Venice, FL 34284

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010032441 2 PGS
2010 MAR 16 03:33 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DDAUGHER Receipt#1258627
Doc Stamp-Deed: 0.70

2010032441

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE

WARRANTY DEED

THIS INDENTURE, made this 15th day of March, 2010, between **DENISE DOUCETTE ERB**, a single woman, and **LORRAINE E. COLBY**, a single woman, whose post office address is 2954 Poplar Street, Sarasota, Florida 34237, **Grantor**, and **DENISE DOUCETTE ERB**, a single woman, and **LORRAINE E. COLBY**, a single woman, as joint owners, whose post office address is 2954 Poplar Street, Sarasota, Florida 34237, **Grantee**.

WITNESSETH: That said Grantor, for and in consideration of the sum of ----- Ten ----- Dollars 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:

Lot 14, Block C, Glenridge Subdivision, as per plat thereof recorded in Plat Book 6, Page 20, of the Public Records of Sarasota County, Florida.

Parcel ID #2031-13-0073.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2010 and thereafter.

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

and said 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, Grantor has hereunto set Grantor's hand and seal the day and year first written above.

Witnesses:

Barbara J. Strode
Print BARBARA J. STRODE

Alfreda S. Boone
Print ALFREDA S. BOONE

Denise Doucette Erb

Lorraine E. Colby

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of March, 2010, by **DENISE DOUCETTE ERB and LORRAINE E. COLBY**, who are personally known to me or who produced FL Drivers Licenses as identification.

NOTARY PUBLIC

Margaret R. Williamson
Print Margaret R. Williamson

(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Margaret R. Williamson
Commission # DD740640
Expires: JAN. 22, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

f:\wills\client\13715\deed
W68-13715

EXHIBIT 78

Sarasota County Tax Collector

generated on 4/15/2019 3:03:16 PM EDT

Tax Record

Last Update: 4/15/2019 3:03:01 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2031130073	REAL ESTATE	2018

Mailing Address
ERB DENISE D
COLBY LORRAINE E
2954 POPLAR ST
SARASOTA FL 34237-7324

Property Address
2954 POPLAR ST 002

Old Account Number
2031-13-0073

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0200

Escrow Code

Legal Description
2954 POPLAR ST LOT 14 BLK C GLEN RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	106,059	50,000	$56,059	$180.17
Bonds-Debt Service	0.1222	106,059	50,000	$56,059	$6.85
Mosquito Control	0.0550	106,059	50,000	$56,059	$3.08
Sarasota Memorial Hospital	1.0420	106,059	50,000	$56,059	$58.41
SW FL Water Management Dist.	0.2955	106,059	50,000	$56,059	$16.57
West Coast Inland Navigation	0.0394	106,059	50,000	$56,059	$2.21
Sarasota School Board					
School District Fund	5.5030	106,059	25,000	$81,059	$446.07
School Capital Impr	1.5000	106,059	25,000	$81,059	$121.59
City of Sarasota	3.2632	106,059	50,000	$56,059	$182.93
City of Sarasota Debt Service	0.2518	106,059	50,000	$56,059	$14.12
Emergency Medical Services	0.6600	106,059	50,000	$56,059	$37.00

Total Millage	15.9461	Total Taxes	$1,069.00

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$148.82
W156	Stormwater Utility	$81.90

Total Assessments	$230.72

Taxes & Assessments	$1,299.72

If Paid By	Amount Due
	$0.00

EXHIBIT 78

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/13/2018	PAYMENT	9020122.0001	2018	$1,247.73

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 78

EXHIBIT 2

EXHIBIT 79

DOC TAX $1,813.00
RECORD $10.00

Prepared by and return to:
William M. Seider, Esq.
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005067913 1 PG
2005 APR 04 06:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#606352

Doc Stamp-Deed: 1,813.00

2005067913

WARRANTY DEED

THIS INDENTURE, made April 1, 2005, by and between BARBARA M. SIMMONS, a single woman, hereinafter referred to as Grantor, whose post office address is 4127 Malden Drive, Sarasota, FL 34241, and JOHN ERMILIO, hereinafter referred to as Grantee, whose post office address is 2510 S. Milmar Drive, Sarasota, FL 34237.

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:

Lot 35 and the West 1 foot of Lot 36, PAVER PARK ESTATES, as per plat thereof recorded in Plat Book 5, Page 49, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. 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.

WITNESSES:

Cheryl Timmis
Witness Name: Cheryl Timmis

WM Seider
Witness Name: WM Seider

Barbara M Simmons (Seal)
BARBARA M. SIMMONS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 1 day of April 2005 by BARBARA M. SIMMONS, a single woman, who is personally known to me or who has produced Fla. drv. license as identification. If no type of identification is indicated, the above-named person is personally known to me.

William M Seider
Signature of Notary Public

(Notary Seal)

NOTARY PUBLIC
WILLIAM M. SEIDER
Notary Public, State of Florida
My comm. expires Aug 23, 2006
No. DD 333362

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.

EXHIBIT 80

Sarasota County Tax Collector

generated on 4/15/2019 3:04:15 PM EDT

Tax Record

Last Update: 4/15/2019 3:03:59 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029150035	REAL ESTATE	2018

Mailing Address
ERMILIO JOHN
2510 S MILMAR DR
SARASOTA FL 34237-7211

Property Address
2510 MILMAR DR S 002

Old Account Number
2029-15-0035

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0200

Escrow Code
380000

Legal Description
2510 MILMAR DR S LOT 35 & W 1 FT OF LOT 36 PAVER PARK ESTATES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	98,379	50,000	$48,379	$155.49
Bonds-Debt Service	0.1222	98,379	50,000	$48,379	$5.91
Mosquito Control	0.0550	98,379	50,000	$48,379	$2.66
Sarasota Memorial Hospital	1.0420	98,379	50,000	$48,379	$50.41
SW FL Water Management Dist.	0.2955	98,379	50,000	$48,379	$14.30
West Coast Inland Navigation	0.0394	98,379	50,000	$48,379	$1.91
Sarasota School Board					
School District Fund	5.5030	98,379	25,000	$73,379	$403.81
School Capital Impr	1.5000	98,379	25,000	$73,379	$110.07
City of Sarasota	3.2632	98,379	50,000	$48,379	$157.87
City of Sarasota Debt Service	0.2518	98,379	50,000	$48,379	$12.18
Emergency Medical Services	0.6600	98,379	50,000	$48,379	$31.93

Total Millage	15.9461	Total Taxes	$946.54

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$102.54
W156	Stormwater Utility	$90.65

Total Assessments	$193.19

Taxes & Assessments	$1,139.73

If Paid By	Amount Due
	$0.00

EXHIBIT 80

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2018	PAYMENT	7217725.0001	2018	$1,094.14

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 81

(3)

Rec. $18.50 Index: $1.00 Doc. St. $406.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015050295 2 PG(S)
April 28, 2015 09:39:56 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $406.00

Prepared By and Return to:
HARLAN R. DOMBER, ESQUIRE
WITHOUT EXAMINATION OF TITLE
LAW OFFICE OF HARLAN R. DOMBER, P.A.
3900 Clark Road, Suite L-1
Sarasota, FL 34233
(941) 923-9930

ASSIGNMENT OF PROPRIETARY LEASE

KNOW THAT, SHERON E. ALBERS, the unremarried surviving spouse of Glen L. Albers, deceased , Assignor, whose address is 6312 Balmoral Avenue , Niagara Falls, ON L2E 3A6 Canada, in consideration of the sum of Ten Dollars ($10.00) paid by THOMAS M. FAY and JOYCE R. FAY, husband and wife, as tenants by the entirety with right of survivorship, Assignee, whose address is 3422 Oakwood Blvd. South, Sarasota, FL 34237, and for other good and valuable consideration, do(es) hereby assign(s) unto the Assignee all of the Assignor's right, title and interest in and to a certain 99-year proprietary lease, dated February 2, 1989, made by OAKWOOD MANOR HOMEOWNERS ASSOCIATION OF SARASOTA, FLORIDA, INC., to Glen L. Albers and Sheron E. Albers, husband and wife, recorded in Official Records Book 2102, Page 0738, of the Public Records of Sarasota County, Florida, leasing:

> Unit #N-19, OAKWOOD MANOR HOMEOWNERS COOPERATIVE, a cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 2076, Pages 655 through 683, as amended, of the Public Records of Sarasota County, Florida;

TO HAVE AND TO HOLD the same unto the Assignee, and Assignee's executors, administrators, legal representatives, heirs, distributees, successors and assigns, on and after the date hereof, for all the rest of the term of said lease, subject to the covenants, conditions and limitations therein contained.

ASSIGNOR hereby covenants and warrants to and with Assignee that Glen L. Albers and Sheron E. Albers were married to each other continuously and without interruption from the date they acquired the above-described proprietary leasehold on February 2, 1989 until the date of Glen L. Albers' demise on August 2, 2001.

IN WITNESS WHEREOF, the Assignor has executed this Agreement this 24th day of April, 2015.

Witnesses:

#1 X Witness Name: X LEANNE HODGSON

#2 X Witness Name: X DIANE L. KNOTT

X SHERON E. ALBERS (Seal)
SHERON E. ALBERS

ASSIGNOR

Nation of Canada
Province of ONTARIO

The foregoing instrument was acknowledged before me this 21 day of April, 2015 by SHERON E. ALBERS, who [_] is personally known or [X] has produced X DRIVERS LICENCE A5164-70732-95413 as identification.

X Signature of Notary Public

X GEORGE RADOJCIC
X Print Name of Notary Public, affix Seal and State
X Notary's Commission Number & Expiration Date
LSUC # 25960

EXHIBIT 81
EXHIBIT 2

Assignee, by the acceptance of this Assignment, agrees to be bound by the Master Form Proprietary Lease and the Articles of Incorporation and Bylaws of OAKWOOD MANOR HOMEOWNERS ASSOCIATION OF SARASOTA, FLORIDA, INC., a Florida not-for-profit corporation.

Witnesses:

Witness Name: [illegible]

Witness Name: ESTHER DOMBER

Thomas M. Fay (Seal)
THOMAS M. FAY

Joyce R. Fay (Seal)
JOYCE R. FAY

ASSIGNEE

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 24th day of April, 2015 by THOMAS M. FAY and JOYCE R. FAY, who [_] are personally known or [x] have produced Florida Driver Licenses as identification.

[Notary Seal]

Signature of Notary Public

Print Name of Notary Public, affix Seal and State

Notary's Commission Number & Expiration Date

Account ID # 2031021337

EXHIBIT 82

Sarasota County Tax Collector

generated on 4/15/2019 3:05:13 PM EDT

Tax Record

Last Update: 4/15/2019 3:04:57 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2031021337	REAL ESTATE	2018

Mailing Address
FAY THOMAS M
FAY JOYCE R
3422 OAKWOOD BLVD S
SARASOTA FL 34237-7416

Property Address
3422 OAKWOOD BLVD 002

Old Account Number
2031-02-1337

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
WH 33670
HX 25000

Millage Code
0200

Escrow Code

Legal Description
3422 OAKWOOD BLVD UNIT 19 BLK N OAKWOOD MANOR MOBILE EST

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	58,670	58,670	$0	$0.00
Bonds-Debt Service	0.1222	58,670	58,670	$0	$0.00
Mosquito Control	0.0550	58,670	58,670	$0	$0.00
Sarasota Memorial Hospital	1.0420	58,670	58,670	$0	$0.00
SW FL Water Management Dist.	0.2955	58,670	58,670	$0	$0.00
West Coast Inland Navigation	0.0394	58,670	58,670	$0	$0.00
Sarasota School Board					
School District Fund	5.5030	58,670	58,670	$0	$0.00
School Capital Impr	1.5000	58,670	58,670	$0	$0.00
City of Sarasota	3.2632	58,670	58,670	$0	$0.00
City of Sarasota Debt Service	0.2518	58,670	58,670	$0	$0.00
Emergency Medical Services	0.6600	58,670	58,670	$0	$0.00

Total Millage	15.9461	Total Taxes	$0.00

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
W156	Stormwater Utility	$33.99

Total Assessments	$33.99

Taxes & Assessments $33.99

If Paid By	Amount Due
	$0.00

EXHIBIT 82

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
12/11/2018	PAYMENT	5531326.0001	2018	$32.97

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 83

FM
10.50
.70

94042246

•• OFFICIAL RECORDS ••
BOOK 2618 PAGE 566

QUITCLAIM DEED

THIS DEED, made on Feb 2, 1994, between, DOMINICK M. FERAGOLA, Grantor (who is not married), and whose post office address is 2021 Rookery Bay Dr Naples FL 33944, and BERNADETTE FERAGOLA, Grantee (who is not married), whose post office address is 3224 Linden drive, Sarasota, Florida 34237,

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00, and other good and valuable consideration in hand paid my Grantee, the receipt of which is acknowledged, quit claims to grantee and grantee's heirs, executors, administrators and assigns forever all of the right, title and interest of Grantor in the following described land situated in Sarasota County, Florida:

> Lot 318, Sarasota Springs, Unit 3, according to the Plat thereof, as recorded in Plat Book 8, Page 7, of the Public Records of Sarasota County, Florida.

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 to the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

Signed in our presence:

Sign E Burt

Print E. Burt

Sign

Print

Dominick M. Feragola
Dominick M. Feragola

Doc. Stamp Fd. $
Intang. Tax Fd. $
Karen E. Rushing Clerk of Sarasota County
By
Deputy Clerk

OL

STATE OF FLORIDA
COUNTY OF Collier

The foregoing instrument was acknowledged before me on _____, 1994, by Dominick M. Feragola, who is personally known to me, or who did produce his drivers license for identification, and who did take an oath.

WITNESS my hand and official seal at Naples, Florida, on Feb 2, 1994.

NOTARY PUBLIC:

sign Diana Del Duca

print DIANA DEL DUCA CC 042785

State of Florida at Large (Seal)

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUGUST 28, 1994
BONDED THRU AGENT'S NOTARY BROKERAGE

EXHIBIT 83

Sign _____

Print Sandra L. McClain

Sign Christy P. Simunovic

Print Christy P. Simunovic

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on Mar. 22nd, 1994, by Bernadette Feragola. who is personally known to me, or who did produce her drivers license for identification, and who did take an oath.

WITNESS my hand and official seal at Sarasota, Florida, on Mar. 22nd, 1994.

Personally Known

NOTARY PUBLIC:

sign _____

print Sandra L McClain

State of Florida at Large (Seal)

My Commission Expires:

SANDRA L. MCCLAIN
MY COMMISSION # CC 209363 EXPIRES
June 4, 1998
BONDED THRU TROY FAIN INSURANCE, INC.

Bernadette Feragola

** OFFICIAL RECORDS **
BOOK 2618 PAGE 567

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED

94 APR -6 AM 10:22

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared by: Gregg Horowitz, P.O. Box 2994, Sarasota, FL 34230.

EXHIBIT 84

Sarasota County Tax Collector

generated on 4/15/2019 3:07:58 PM EDT

Tax Record

Last Update: 4/15/2019 3:07:43 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061070047	REAL ESTATE	2018

Mailing Address
FERAGOLA BERNADETTE
3224 LINDEN DR
SARASOTA FL 34232-4936

Property Address
3224 LINDEN DR 001

Old Account Number
0061-07-0047

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
380000

Legal Description
3224 LINDEN DR LOT 318 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	78,316	50,000	$28,316	$91.01
Bonds-Debt Service	0.1222	78,316	50,000	$28,316	$3.46
Mosquito Control	0.0550	78,316	50,000	$28,316	$1.56
Sarasota Memorial Hospital	1.0420	78,316	50,000	$28,316	$29.51
SW FL Water Management Dist.	0.2955	78,316	50,000	$28,316	$8.37
West Coast Inland Navigation	0.0394	78,316	50,000	$28,316	$1.12
Sarasota School Board					
School District Fund	5.5030	78,316	25,000	$53,316	$293.40
School Capital Impr	1.5000	78,316	25,000	$53,316	$79.97
Emergency Medical Services	0.6600	78,316	50,000	$28,316	$18.69

Total Millage	12.4311	Total Taxes	$527.09

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$123.72
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$530.10

Taxes & Assessments	$1,057.19

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2018	PAYMENT	7209681.0001	2018	$1,014.90

EXHIBIT 84

EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 84

EXHIBIT 2

EXHIBIT 85

Name

Address

This Instrument Prepared by: TITLE SERVICES INC
2426 BEE RIDGE RD
SARASOTA FL 34239
PH 941 922 8959

Return to:

113

Address:

Property Appraisers Parcel Identification (Folio Number(s)):

Grantee[s] S.S. #[s]

5.00
1.00
0.10

©Seminole Paper & Printing Co., Inc., 1987

QUIT CLAIM DEED

NAPLCO FORM NO. 8

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001087217 1 PG
2001 JUN 20 06:16 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HARMSTRONG Receipt#057381

0.70

2001087217

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Quit Claim Deed, *Executed the* 13th *day* June, 2001 *, by* STEVEN P. FINEHOUT, A MARRIED MAN, JOINED BY HIS SPOUSE LINDA A. FINEHOUT, MARGARET E. FINEHOUT, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF *first party, to* STEVEN P. FINEHOUT AND LINDA A. FINEHOUT HUSBAND AND WIFE SURVIVORSHIP AND MARGARET E. FINEHOUT, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF *whose post office address is* SURVIVORSHIP
second party 2512 Wilmar Dr. Sarasota, FL. 34237

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the first party, for and in consideration of the sum of $* 10.00 *, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* SARASOTA *, State of* FLORIDA *, to-wit:*

Lot 36, less Westerly 1', thereof, PAVER PARK ESTATES, as per plat thereof, recorded in Plat Book 5, Page 49, Public Records of Sarasota County, Florida.

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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *the said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)
Patricia A. Marshall
Printed Name

Witness Signature (as to first Grantor)
Printed Name

Witness Signature (as to Co-Grantor, if any)
Printed Name

Witness Signature (as to Co-Grantor, if any)
Printed Name

Grantor Signature
STEVEN P. FINEOUT
Printed Name
Post Office Address
LINDA A. FINEHOUT

Co-Grantor Signature (if any)
MARGARET E. FINEHOUT
Printed Name
2512 Wilmar Dr.
Sarasota, FL 34237
Post Office Address

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared STEVEN P. FINEHOUT, LINDA A. FINEHOUT, AND MARGARET E. FINEHOUT
known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: Drivers License

NOTARY RUBBER STAMP SEAL

PATRICIA A. MARSHALL
Notary Public, State of Florida
My Comm Exp. Jan 02, 2003
Comm No CC 796868

Witness my hand and official seal in the County and State last aforesaid this 13th day of June 2001, A.D. 19

Notary Signature
Patricia A. Marshall
Printed Notary Signature

01
14
93

EXHIBIT 86

Sarasota County Tax Collector

generated on 4/15/2019 3:17:15 PM EDT

Tax Record

Last Update: 4/15/2019 3:17:01 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029150034	REAL ESTATE	2018

Mailing Address
FINEHOUT MARGARET E
FINEHOUT STEVEN P
FINEHOUT LINDA A
2512 S MILMAR DR
SARASOTA FL 34237-7211

Property Address
2512 MILMAR DR S 002

Old Account Number
2029-15-0034

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0200

Escrow Code
940223

Legal Description
2512 MILMAR DR S LOT 36 LESS W 1 FT THEREOF PAVER PARK ESTATES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	329,739	50,000	$279,739	$899.08
Bonds-Debt Service	0.1222	329,739	50,000	$279,739	$34.18
Mosquito Control	0.0550	329,739	50,000	$279,739	$15.39
Sarasota Memorial Hospital	1.0420	329,739	50,000	$279,739	$291.49
SW FL Water Management Dist.	0.2955	329,739	50,000	$279,739	$82.66
West Coast Inland Navigation	0.0394	329,739	50,000	$279,739	$11.02
Sarasota School Board					
School District Fund	5.5030	329,739	25,000	$304,739	$1,676.97
School Capital Impr	1.5000	329,739	25,000	$304,739	$457.11
City of Sarasota	3.2632	329,739	50,000	$279,739	$912.84
City of Sarasota Debt Service	0.2518	329,739	50,000	$279,739	$70.44
Emergency Medical Services	0.6600	329,739	50,000	$279,739	$184.63

Total Millage	15.9461	Total Taxes	$4,635.81

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$281.14
W156	Stormwater Utility	$151.94

Total Assessments	$433.08

Taxes & Assessments	$5,068.89

If Paid By	Amount Due
	$0.00

EXHIBIT 86

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7253974.0001	2018	$4,866.13

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 87

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001062943 2 PGS
2001 MAY 07 04:26 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCOURSEY Receipt#042253

Doc Stamp-Deed: 2,275.00

Warranty Deed (STATUTORY FORM - SECTION 689.02 F.S.)

Property I.D. Number: 0061-07-0097

This Indenture, Made this 7th day of May, 2001 by and between

ROBERT B. HARKNESS and SARAH R. HARKNESS, husband and wife

County of Sarasota, State of Florida, grantor(s)*, and

MARK T. FLAHERTY and ANGELA D. FLAHERTY, husband and wife,

whose post office address is 3439 E. Forest Lake Drive, Sarasota, County of Sarasota, State of Florida, grantee(s)*,

Witnesseth, That said grantor, for and in consideration of the sum of $10.00 Dollars, and other 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:

The South 142 60 feet of the part of Tract 7, Block 4, of Section 34, Township 36 South, Range 18 East, Phillippi Creek Farms, as per plat thereof recorded in Plat Book "A", page 50, of the Public Records of Sarasota County, Florida, lying West of the R R right-of-way, less the Easterly 5 feet thereof, together with a strip of land 6 feet wide adjacent thereto and lying between said Tract 7 and East Forest Lakes Drive as per plat of Forest Lakes, Unit 1, recorded in Plat Book 7, page 66 and 66a of the Public Records of Sarasota County, Florida and together with a parcel *described as follows Commence at the NW corner of Tract 10, Block 4,* Section 34, Township 36 South, Range 18 East, Phillippi Creek Farms as per plat thereof recorded in Plat Book "A", page 50, of the Public Records of Sarasota County, Florida, thence easterly along the common boundary of Tract 7 and 10 a distance of 264 40 feet, more or less, to a point of which is 5 feet westerly of R R right-of-way thence S 12°07'49" East parallel to and 5 feet westerly of R R right-of-way a distance of 21 04 feet, thence Westerly and parallel to the common boundary of said Tracts 7 and 10 a distance of 233 01 feet, thence Northwesterly a distance of 41 20 feet to the Point of Beginning

2001062943

and said grantor does hereby fully warrant the title to said land, and will defend the same against the 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 Printed Name: Alexander G. Paderewski

Witness Printed Name: Alice Siemer

Robert B. Harkness Grantor
Seller - ROBERT B. HARKNESS
Seller's address - 3439 E. Forest Lakes Dr., Sara Fl

Witness Printed Name: Alexander G Paderewski

Witness Printed Name: Alice Siemer

Sarah R. Harkness Grantor
Seller - SARAH R. HARKNESS
Seller's address - 3439 E Forest Lakes Dr., Sara Fl

OFFICIAL RECORDS INSTRUMENT # 2001062943 2 pgs

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **ROBERT B. HARKNESS and SARAH R. HARKNESS, husband and wife**, personally known to me, or who produced _____ as identification and who did take an oath and who executed the foregoing instrument and acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of May, 2001.

Notary Public
State of Florida

My commission expires:

345 ✓

This instrument was prepared by and return to.
ALEXANDER G PADEREWSKI
1834 Main Street
Sarasota, Florida 34236
(941) 366-5150

ALEXANDER G. PADEREWSKI
Notary Public - State of Florida
My Comm. Expires Nov 12, 2004
Commission # CC954455

EXHIBIT 87
EXHIBIT 2

EXHIBIT 88

Sarasota County Tax Collector

generated on 4/15/2019 3:18:09 PM EDT

Tax Record

Last Update: 4/15/2019 3:17:54 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061070097	REAL ESTATE	2018

Mailing Address
FLAHERTY MARK T
FLAHERTY ANGELA D
3439 E FOREST LAKE DR
SARASOTA FL 34232-4711

Property Address
3439 FOREST LAKE DR E 001

Old Account Number
0061-07-0097

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3439 FOREST LAKE DR E THE S 142.6 FT TRACT 7 BLK 4 LYING W OF RR R/W LESS ELY 5 FT THEREOF & 5 FT STRIP OF LAND LYING BETWEEN SAID TRACT & FOREST LAKES DR ALSO COM NW COR TRACT 10 BLK 4 TH E 264.4 FT M/L TO A PT 5 FT W OF RR R/W TH S-12 -07-49-E 21.04 FT TH W Additional Legal

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	338,636	50,000	$288,636	$927.68
Bonds-Debt Service	0.1222	338,636	50,000	$288,636	$35.27
Mosquito Control	0.0550	338,636	50,000	$288,636	$15.88
Sarasota Memorial Hospital	1.0420	338,636	50,000	$288,636	$300.76
SW FL Water Management Dist.	0.2955	338,636	50,000	$288,636	$85.29
West Coast Inland Navigation	0.0394	338,636	50,000	$288,636	$11.37
Sarasota School Board					
School District Fund	5.5030	338,636	25,000	$313,636	$1,725.94
School Capital Impr	1.5000	338,636	25,000	$313,636	$470.45
Emergency Medical Services	0.6600	338,636	50,000	$288,636	$190.50

Total Millage	12.4311	Total Taxes	$3,763.14

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$236.96
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
L065	Lighting-Old Forest Lakes	$46.49
W056	Stormwater Utility	$151.94

Total Assessments	$759.87

Taxes & Assessments	$4,523.01

If Paid By	Amount Due

EXHIBIT 88

EXHIBIT 2

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/31/2018	PAYMENT	5535187.0001	2018	$4,387.32

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 88

EXHIBIT 2

EXHIBIT 89

6.00
1127.00

(2)

Prepared By: **BARBARA MC GREGOR**
Chelsea Title Company
3322 Bee Ridge Road
Sarasota, FL 34239
incidental to the issuance of a title insurance policy.
File Number: **04-347**
Parcel ID #: **2034-03-0083**
Grantee(s) SS #: [redacted]

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004077664 1 PG
2004 APR 26 05:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
RAGIORDA Receipt#466156

Doc Stamp-Deed: 1,127.00

2004077664

WARRANTY DEED
(INDIVIDUAL)

This **WARRANTY DEED**, dated **04/13/2004** by
CHARLES L. EDWARDS
whose post office address is:
6527 LINCOLN ROAD BRADENTON FL 34203
hereinafter called the **GRANTOR**, to
JOHN W. FORDHAM and CHRISTINE L. FORDHAM, husband and wife
whose post office address is:
2293 NOVUS STREET SARASOTA FL 34237
hereinafter called the **GRANTEE:**
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **SARASOTA** County, Florida, viz:

Lot 12, Block A, POMS PARK SUBDIVISION, according to the plat thereof recorded in Plat Book 1, Page 99, of the Public Records of SARASOTA County, Florida.
Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2004** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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 whomsoever.

IN WITNESS WHEREOF, **GRANTOR** has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Audrey L. Kessler
Print Name: AUDREY L. KESSLER

Signature: Cynthia L. Jenkins
Print Name: Cynthia L. Jenkins

Charles L. Edwards
CHARLES L. EDWARDS

State of Florida
County of Sarasota

THE FOREGOING INSTRUMENT was acknowledged before me on **04/13/2004** by:
CHARLES L. EDWARDS
who is personally known to me or who has produced **driver license** as identification and who **did not** take an oath.

Notary Seal

OFFICIAL SEAL
AUDREY L. KESSLER
Notary Public State of Florida
Commission # CC 955471
Comm. Exp. July 24, 2004

Signature: Audrey L. Kessler
Print Name: , Notary Public

EXHIBIT 90

Sarasota County Tax Collector

generated on 4/15/2019 3:18:59 PM EDT

Tax Record

Last Update: 4/15/2019 3:18:44 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2034030083	REAL ESTATE	2018

Mailing Address
FORDHAM JOHN W
FORDHAM CHRISTINE L
2293 NOVUS ST
SARASOTA FL 34237-8003

Property Address
2293 NOVUS ST 002

Old Account Number
2034-03-0083

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code
531557

Legal Description
2293 NOVUS ST LOT 12 BLK A POMS PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	150,000	0	$150,000	$482.10
Bonds-Debt Service	0.1222	150,000	0	$150,000	$18.33
Mosquito Control	0.0550	150,000	0	$150,000	$8.25
Sarasota Memorial Hospital	1.0420	150,000	0	$150,000	$156.30
SW FL Water Management Dist.	0.2955	150,000	0	$150,000	$44.33
West Coast Inland Navigation	0.0394	150,000	0	$150,000	$5.91
Sarasota School Board					
School District Fund	5.5030	150,000	0	$150,000	$825.45
School Capital Impr	1.5000	150,000	0	$150,000	$225.00
City of Sarasota	3.2632	150,000	0	$150,000	$489.48
City of Sarasota Debt Service	0.2518	150,000	0	$150,000	$37.77
Emergency Medical Services	0.6600	150,000	0	$150,000	$99.00
Total Millage	15.9461	**Total Taxes**			$2,391.92

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$106.53
W156	Stormwater Utility	$81.90
	Total Assessments	$188.43
	Taxes & Assessments	$2,580.35

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 90

EXHIBIT 2

11/30/2018	PAYMENT	7276236.0001	2018	$2,477.14

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 90

EXHIBIT 2

EXHIBIT 91

Prepared By and Return To:
Steven R. Greenberg, Esq.
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
2033 Main Street, Suite 500
Sarasota, FL 34237

File Number: 72008-117326
Purchase Price: $235,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018027910 1 PG(S)
March 05, 2018 12:45:14 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $1,645.00

General Warranty Deed

Made this February 27, 2018 A.D., by **Thomas Stanley Duncan, a single person,** whose post office address is: 4005 Crockers Lake Blvd. #1112, Sarasota, Florida 34238, hereinafter called the Grantor, to **Cosimo A. Fragomeni**, whose post office address is: 3845 Gatewood Drive, Sarasota, Florida 34232, hereinafter called the Grantee:

(Whenever used herein the term "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 Dollars ($10.00), and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 37, Block 3, Tamaron, Unit 1, a subdivision according to the plat thereof recorded at Plat Book 23, Pages 34, 34A and 34B, in the Public Records of Sarasota County, Florida.

Parcel ID#: 0053030034

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2018 and thereafter.

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 whomsoever.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

(Signature of first Witness)

STEVEN R. GREENBERG
(Printed name of first Witness)

Thomas Stanley Duncan
Thomas Stanley Duncan

Janette L Stack
(Signature of second Witness)

JANETTE L. STACK
(Printed name of second Witness)

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 26th day of February, 2018, by **Thomas Stanley Duncan, a single person,** ☐ who is personally known to me or ☒ who produced DL as identification.

(NOTARIAL SEAL)

Janette L Stack
NOTARY PUBLIC
Printed Name: _____
My Commission Expires: _____

JANETTE L. STACK
Commission # FF 111179
Expires June 12, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT 92

Sarasota County Tax Collector

generated on 5/3/2019 3:23:59 PM EDT

Tax Record

Last Update: 5/3/2019 3:23:29 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053030034	REAL ESTATE	2018

Mailing Address
FRAGOMENI COSIMO A
3845 GATEWOOD DR
SARASOTA FL 34232-3321

Property Address
3845 GATEWOOD DR 001

Old Account Number
0053-03-0034

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940628

Legal Description
3845 GATEWOOD DR LOT 37 BLK 3 TAMARON UNIT 1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	145,967	50,000	$95,967	$308.44
Bonds-Debt Service	0.1222	145,967	50,000	$95,967	$11.73
Mosquito Control	0.0550	145,967	50,000	$95,967	$5.28
Sarasota Memorial Hospital	1.0420	145,967	50,000	$95,967	$100.00
SW FL Water Management Dist.	0.2955	145,967	50,000	$95,967	$28.36
West Coast Inland Navigation	0.0394	145,967	50,000	$95,967	$3.78
Sarasota School Board					
School District Fund	5.5030	145,967	25,000	$120,967	$665.68
School Capital Impr	1.5000	145,967	25,000	$120,967	$181.45
Emergency Medical Services	0.6600	145,967	50,000	$95,967	$63.34

Total Millage	12.4311	Total Taxes	$1,368.06

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$144.83
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$394.96

Taxes & Assessments	$1,763.02

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 92

EXHIBIT 2

11/27/2018	PAYMENT	7228121.0001	2018	$1,692.50

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 92

EXHIBIT 2

EXHIBIT 93

THIS INSTRUMENT PREPARED BY AND RETURN TO:
GEORGE BROWNING, III, P.A.
46 N. WASHINGTON BLVD., SUITE 27
SARASOTA, FL 34236
Property Appraiser's Parcel Identification No. 0060-03-0045

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005066079 1 PG
2005 APR 01 02:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TFERNANDEZ Receipt#605355

Doc Stamp-Deed: 0.70

WARRANTY DEED

THIS WARRANTY DEED Made the 1ST day of April, 2005, by **SHARON L. GALLAGHER, a single woman,** whose post office address is 2122 Greendale Drive, Sarasota, FL 34232 hereinafter called the grantor, to **SHARON L. GALLAGHER, TRUSTEE, SHARON L. GALLAGHER REVOCABLE TRUST AGREEMENT DATED October 9, 2002*,** whose post office address is 2122 Greendale Drive, Sarasota, FL 34232 hereinafter called the 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 ($10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 972, SARASOTA SPRINGS, Unit 9, a subdivision, according to the plat thereof recorded in Plat Book 8, Page 24, Public Records of Sarasota County, Florida.

*(SHARON L. GALLAGHER is trustee of the Sharon L. Gallagher Revocable Trust Agreement dated October 9, 2002, with full power and authority to exchange, sell, lease, encumber and dispose of trust assets, including the property conveyed by this deed, provided in said trust agreement and granted by this deed.)

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:

Amanda C. Rowley
Signature of Witness #1
Amanda C. Rowley
Printed name of Witness

Signature of Witness #2
Karen Maiden
Printed Name of Witness

Sharon L. Gallagher L.S.
Sharon L. Gallagher

2005066079

STATE OF FLORIDA
COUNTY OF SARASOTA

SWORN TO and ~~subscribed~~ before me this 1 day of April, 2005, by Sharon L. Gallagher, who is personally known to me or who has produced _____ as identification.

Notary Public

My Commission Expires:

Notary Public State of Florida
George Browning III
My Commission DD394279
Expires 04/30/2009

EXHIBIT 94

Sarasota County Tax Collector

generated on 5/3/2019 12:27:28 PM EDT

Tax Record

Last Update: 5/3/2019 12:26:56 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030045	REAL ESTATE	2018

Mailing Address
GALLAGHER SHARON L (TTEE)
2122 GREENDALE DR
SARASOTA FL 34232-3714

Property Address
2122 GREENDALE DR 001

Old Account Number
0060-03-0045

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
531557

Legal Description
2122 GREENDALE DR LOT 972 SARASOTA SPRINGS UNIT 9

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	77,441	50,000	$27,441	$88.20
Bonds-Debt Service	0.1222	77,441	50,000	$27,441	$3.35
Mosquito Control	0.0550	77,441	50,000	$27,441	$1.51
Sarasota Memorial Hospital	1.0420	77,441	50,000	$27,441	$28.59
SW FL Water Management Dist.	0.2955	77,441	50,000	$27,441	$8.11
West Coast Inland Navigation	0.0394	77,441	50,000	$27,441	$1.08
Sarasota School Board					
School District Fund	5.5030	77,441	25,000	$52,441	$288.59
School Capital Impr	1.5000	77,441	25,000	$52,441	$78.66
Emergency Medical Services	0.6600	77,441	50,000	$27,441	$18.11

Total Millage	12.4311	Total Taxes	$516.20

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$105.13
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$511.51

Taxes & Assessments	$1,027.71

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2018	PAYMENT	7219060.0001	2018	$986.60

EXHIBIT 94
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 94
EXHIBIT 2

EXHIBIT 95

2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006072135 2 PGS
2006 APR 19 09:48 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#774911

Doc Stamp-Deed: 0.70

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED, executed this 13 day of ~~June, 2004~~ October, 2005 by

CARLOS GARCIA, whose post office address is 5624 25th Street Circle East, Bradenton, Florida 34203, and 1539 Ingram Street, Sarasota, Florida 34232,

MICHELLE GARCIA, whose post office address is 1539 Ingram Street, Sarasota, Florida 34232, husband and wife, as first parties, to

MICHELLE GARCIA, whose post office address is 1539 Ingram Street, Sarasota, Florida 34232, as second party,

WITNESSETH:

That the said first party, for and in consideration of the sum of $10.00 in hand, paid by the said second party, the receipt whereof is hereby acknowledged, does hereby grant, release, quit-claim and convey to the second party forever, all of the right, title, interest, claim and demand which the said first party has in and to the following described land, situate, lying and being in Sarasota County, Florida, to wit:

Lot 14, BAHIA VISTA HEIGHTS SUBDIVISION, according to the plat thereof, recorded in Plat Book 9, Page 66, of the Public Records of SARASOTA County, Florida.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 0053-06-0003.

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

Signed, sealed and delivered
in the presence of:

WITNESS

WITNESS

CARLOS GARCIA, a married man

2006072135

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on this the 13th day of October, 2005 by **CARLOS GARCIA**, who is personally known to me, or has produced DR. Lic. as identification and who did/did not take an oath.

Kelly Grimaldi
Notary Public
My Commission Expires:

KELLY GRIMALDI
MY COMMISSION # DD 453278
EXPIRES: August 11, 2009
Bonded Thru Budget Notary Services

√ Return To:
Jonathan E. Hausburg, Esq.
3202 N. Tamiami Tr.
Sarasota, Fl 34234

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

Signed, sealed and delivered
in the presence of:

WITNESS

WITNESS

MICHELLE GARCIA, a married woman

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on this the 23rd day of August, 2005, by **MICHELLE GARCIA**, who is personally known to me, or has produced _____ as identification and who did/did not take an oath.

Notary Public
My Commission Expires:

DENISE M. HAWKINS
MY COMMISSION # DD365001
EXPIRES: January 26, 2009
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY
NOTARY PUBLIC STATE OF FLORIDA

This Instrument Prepared Without
Examination of Title By:
SUSAN MAULUCCI, ESQUIRE
4222 McIntosh Lane
Sarasota, Florida 34232
Florida Bar Number: 0393568

EXHIBIT 96

Sarasota County Tax Collector

generated on 5/3/2019 12:28:01 PM EDT

Tax Record

Last Update: 5/3/2019 12:27:29 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060003	REAL ESTATE	2018

Mailing Address
GARCIA MICHELLE
1539 INGRAM AVE
SARASOTA FL 34232-3227

Property Address
1539 INGRAM AVE 001

Old Account Number
0053-06-0003

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940184

Legal Description
1539 INGRAM AVE LOT 14 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	114,837	50,000	$64,837	$208.39
Bonds-Debt Service	0.1222	114,837	50,000	$64,837	$7.92
Mosquito Control	0.0550	114,837	50,000	$64,837	$3.57
Sarasota Memorial Hospital	1.0420	114,837	50,000	$64,837	$67.56
SW FL Water Management Dist.	0.2955	114,837	50,000	$64,837	$19.16
West Coast Inland Navigation	0.0394	114,837	50,000	$64,837	$2.55
Sarasota School Board					
School District Fund	5.5030	114,837	25,000	$89,837	$494.37
School Capital Impr	1.5000	114,837	25,000	$89,837	$134.76
Emergency Medical Services	0.6600	114,837	50,000	$64,837	$42.79

Total Millage	12.4311	Total Taxes	$981.07

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$125.26
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$366.64

Taxes & Assessments	$1,347.71

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 96

EXHIBIT 2

11/28/2018	PAYMENT	7241452.0001	2018	$1,293.80

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 96

EXHIBIT 2

EXHIBIT 97

1050
70

98044530

** OFFICIAL RECORDS **
BOOK 3091 PAGE 1559

339

THIS INSTRUMENT PREPARED BY:
KURT F LEWIS
6624 Gateway Avenue
Sarasota, Florida 34231

QUIT CLAIM DEED

THIS QUIT CLAIM DEED Executed this APR 03 1998, by DONALD L GEARY, a single man, Grantor, to DONALD L GEARY as Trustee of The DONALD L GEARY REVOCABLE TRUST an unrecorded Trust dated May 5, 1997, Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH, That Grantor, for and in consideration of the sum of $10.00 paid by Grantee, receipt of which is hereby acknowledged, does release and quit-claim to Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land located in the County of Sarasota, State of Florida:

Street address: 2026 Greendale Drive, Sarasota, FL 34232
Real Estate Tax ID # 0060-03-0048

Legal Description:

Lot 975, SARASOTA SPRINGS, Unit 9, per plat thereof recorded in Plat Book 8, Page 24, Public Records of Sarasota County, Florida

GRANTOR - DONALD L GEARY - SS # [redacted]
of 2026 Greendale Drive, Sarasota, FL 34232

GRANTEE - DONALD L GEARY as Trustee - ID # 59-7097116
of2026 Greendale Drive, Sarasota, FL 34232

THIS INSTRUMENT IS PREPARED AT THE REQUEST OF GRANTOR ON INFORMATION PROVIDED BY GRANTOR STRICTLY AS A SCRIVENER'S SERVICE WITHOUT REVIEW OF TITLE OR PUBLIC RECORDS

THE AFOREMENTIONED UNRECORDED TRUST CONTAINS POWERS OF SALE WHICH VEST IN THE TRUSTEE PURSUANT TO FLORIDA STATUTE 689

Receipt #: 000000567943-01
Doc Stamp-Deed : 0.70
Karen E. Rushing, Sarasota C.
By: D.C.

EXHIBIT 97

** OFFICIAL RECORDS **
BOOK 3091 PAGE 1560

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the Trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

GRANTOR SWEARS AND AFFIRMS that their social security number shown above is correct and, further, they are not a non-resident alien for purposes of U.S. income taxation.

TO HAVE AND TO HOLD the same together with all appurtenances belonging to or in any way appertaining to, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the proper use and benefit of the Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year first above written.

Subscribing Witnesses:

Kurt F Lewis

Martha L Taylor
Martha L Taylor

DONALD L GEARY (seal)

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn to and subscribed before me this APR 03 1998 by DONALD L GEARY who is personally known to me or who produced N.A. as identification.

NOTARY PUBLIC

Martha L Taylor
MARTHA L. TAYLOR

MARTHA L TAYLOR
Notary Public State of Florida
Commission # CC692789
My Commission Expires: 11/28/01

RECORDED IN OFFICIAL RECORDS
98 APR -8 AM 11:38
KAREN E. ROSHELL
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EXHIBIT 98

Sarasota County Tax Collector

generated on 5/3/2019 12:29:20 PM EDT

Tax Record

Last Update: 4/27/2019 7:00:12 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030048	REAL ESTATE	2018

Mailing Address
GEARY DONALD L (TTEE)
2026 GREENDALE DR
SARASOTA FL 34232-3712

Property Address
2026 GREENDALE DR 001

Old Account Number
0060-03-0048

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0100

Escrow Code

Legal Description
2026 GREENDALE DR LOT 975 SARASOTA SPRINGS UNIT 9

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	80,827	50,000	$30,827	$99.08
Bonds-Debt Service	0.1222	80,827	50,000	$30,827	$3.77
Mosquito Control	0.0550	80,827	50,000	$30,827	$1.70
Sarasota Memorial Hospital	1.0420	80,827	50,000	$30,827	$32.12
SW FL Water Management Dist.	0.2955	80,827	50,000	$30,827	$9.11
West Coast Inland Navigation	0.0394	80,827	50,000	$30,827	$1.21
Sarasota School Board					
School District Fund	5.5030	80,827	25,000	$55,827	$307.22
School Capital Impr	1.5000	80,827	25,000	$55,827	$83.74
Emergency Medical Services	0.6600	80,827	50,000	$30,827	$20.35

Total Millage	12.4311	Total Taxes	$558.30

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$130.99
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$537.37

Taxes & Assessments	$1,095.67

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/13/2018	PAYMENT	9024613.0001	2018	$1,051.84

EXHIBIT 98
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 98
EXHIBIT 2

EXHIBIT 99

038777

warranty deed

This Indenture, Made this 15TH day of JUNE 19 89,

Between

ANTHONY S. JANIDLO and ELFRIEDE B. JANIDLO, Husband and Wife

of the County of , grantor*, and

EDWARD J. GERAGHTY and ANNE T. GERAGHTY, Husband and Wife

whose post office address is 3837 Gatewood Dr
Sarasota, FL 34232
, grantee*,

Witnesseth, That the said Grantor, for and in consideration of the sum of ten dollars ($10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the said Grantee and Grantee's heirs, or successors, and assigns for ever, all that certain parcel of land in the County of Sarasota and State of Florida, to wit:

Lot 39, Block 3, Tamaron Subdivision, Unit 2, according to the Plat thereof, recorded in Plat Book 24, Pages 11, 11A and 11B, of the Public Records of Sarasota County, Florida.

Documentary Tax Pd.$ 1,254.25
Intangible Tax Pd.$
Karen E. Rushing, Clerk Sarasota County
By: N. Delmoro
Deputy Clerk

Subject to conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances and taxes for the year 1989; and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.
(*"Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, 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) Marsha C. Oakes — ANTHONY S. JANIDLO (Seal)

(Witness) Catherine DelMoro — ELFRIEDE B. JANIDLO (Seal)

(Witness) _____ _____ (Seal)

(Witness) _____ _____ (Seal)

002130 OR BOOK
002751 PAGE
RECORDED & OFFICIAL RECORDS VERIFIED
KAREN E. RUSHING CLERK
11:08 AM

State Of Florida County of Sarasota

I Hereby Certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared ANTHONY S. JANIDLO and ELFRIEDE B. JANIDLO, Husband and Wife

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this day of JUNE 19 89

Catherine E DelMoro
Notary Public

My commission expires:

C. DELMORO
NOTARY PUBLIC STATE OF FLORIDA
[illegible]

This document prepared by:
American Title Insurance Company
1521 DOLPHIN STREET
SARASOTA, FLORIDA 34236

Incidental To The Issuance of Title Insurance 21678/13

EXHIBIT 99
EXHIBIT 2

EXHIBIT 100

Sarasota County Tax Collector

generated on 5/3/2019 12:29:57 PM EDT

Tax Record

Last Update: 5/3/2019 12:29:25 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060046	REAL ESTATE	2018

Mailing Address
GERAGHTY EDWARD J
GERAGHTY ANNE T
3837 GATEWOOD DR
SARASOTA FL 34232-3321

Property Address
3837 GATEWOOD DR 001

Old Account Number
0053-06-0046

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000
WX 500

Millage Code
0100

Escrow Code
999999

Legal Description
3837 GATEWOOD DR LOT 39 BLK 3 TAMARON UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	140,137	50,500	$89,637	$288.09
Bonds-Debt Service	0.1222	140,137	50,500	$89,637	$10.95
Mosquito Control	0.0550	140,137	50,500	$89,637	$4.93
Sarasota Memorial Hospital	1.0420	140,137	50,500	$89,637	$93.40
SW FL Water Management Dist.	0.2955	140,137	50,500	$89,637	$26.49
West Coast Inland Navigation	0.0394	140,137	50,500	$89,637	$3.53
Sarasota School Board					
School District Fund	5.5030	140,137	25,500	$114,637	$630.85
School Capital Impr	1.5000	140,137	25,500	$114,637	$171.95
Emergency Medical Services	0.6600	140,137	50,500	$89,637	$59.16

Total Millage	12.4311	Total Taxes	$1,289.35

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$148.05
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$398.18

Taxes & Assessments	$1,687.53

If Paid By	Amount Due
	$0.00

EXHIBIT 100

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
3/10/2019	PAYMENT	5542685.0001	2018	$424.65
12/17/2018	PAYMENT	5532115.0001	2018	$831.06
5/23/2018	PAYMENT	5549976.0001	2018	$393.94

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 100

EXHIBIT 2

EXHIBIT 101

e Roman and Carolyn Graber
2

This Instrument Prepared By:
John L. Geary, Esq.
The Law Office of John L. Geary, P.A.
2211 Ashley Oaks Circle
Wesley Chapel, FL 33544
1-866-572-5805

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012166099 2 PGS
2012 DEC 19 01:36 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
RECTRAIN Receipt#1569694
Doc Stamp-Deed: 0.70

2012166099

QUITCLAIM DEED

THIS QUITCLAIM DEED, made on this 13th day of December, 2012, by **Roman T. and Carolyn F. Graber,** husband and wife, and whose post office address is 1845 Sleepy Hollow Rd., Spooner, WI 54801, hereinafter called "Grantor," and the Roman and Carolyn Graber Revocable Trust, dated the 10th day of December, 2008, Roman T. Graber and Carolyn F. Graber, TRUSTORS and/or TRUSTEES, whose post office address is 1845 Sleepy Hollow Rd., Spooner, WI 54801, hereinafter called "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 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged hereby remise, release, and quitclaim unto the Grantee forever, all the right, title, interest, claim, and demand which Grantor has in the following described lot, piece, or parcel of land, situated, lying, and being in the County of Sarasota, State of Florida, viz:

Lots 21 and 22, Block E, ORANGE GROVE PARK SUBDIVISION, as per Plat thereof recorded in Plat Book 7, Page 1, of the Public Records of Sarasota County, Florida.

Subject to easements, covenants, conditions, restrictions, reservations of record, if any, applicable zoning regulations and ordinances, and taxes for the current and subsequent years.

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

This deed is being prepared without the benefit of a title search and is not the Grantor's Homestead. Regarding Homestead, Trustee reserves the right to reside upon any property placed into this trust as Trustee's permanent residence during Trustee's life, it being the intent of this provision to preserve in Trustee the requisite beneficial interest and possessory right in and to such real property, to comply with Section 196.041(2) of the Florida Statutes, such that Trustee's possessory right constitutes in all respects, "equitable title in real estate," as that term is used in Section 6, Article 7 of the Constitution of the State of Florida.

Roman T. Graber and Carolyn F. Graber, as TRUSTEES, shall have the independent power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

All Successor TRUSTEES are hereby granted the power to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this deed.

Any person dealing with the TRUSTEE(S) shall deal with said TRUSTEE(S) in the order as set forth in the Roman and Carolyn Graber Revocable Trust, dated the 10th day of December, 2008, Roman T. Graber and Carolyn F. Graber, TRUSTORS and/or TRUSTEES. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed in the aforementioned county:

A. The written resignation of the prior TRUSTEE(S) sworn to and acknowledged before a notary public.
B. A certified death certificate of the prior TRUSTEE(S).
C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE(S) incapacitated or removing said TRUSTEE(S) for any reason.
D. The written certificates of two physicians currently practicing medicine that the TRUSTEE(S) is physically or mentally incapable of handling the duties of TRUSTEE(S).
E. The written removal of a Successor TRUSTEE(S) and/or the appointment of an additional Successor TRUSTEE(S) by either of the GRANTORS sworn to and acknowledged before a notary public; this right being reserved to either GRANTOR.

IN WITNESS WHEREOF, Grantors have hereunder set their hand and seal the day and year first above written.

Roman T. Graber
Roman T. Graber, Grantor

Carolyn F. Graber
Carolyn F. Graber, Grantor

Witnesses as to both:

Linda F. Slabaugh
Witness:
Linda F. Slabaugh

Laura R. Ferguson
Witness:
Laura R. Ferguson

WITNESSES PLEASE PRINT NAME BELOW SIGNATURE

STATE OF WISCONSIN COUNTY OF WASHBURN

THE FOREGOING instrument was acknowledged before me this 13th day of DECEMBER, 20 12, by Roman T. Graber and Carolyn F. Graber, to be known or who presented _____ as identification and who personally appeared before at the time of notarization and who did/did not take an oath.

LINDA J. RIEMAN
Notary Public
State of Wisconsin

WITNESS my hand and official seal.

Signature: Linda J. Rieman

Name: LINDA J. RIEMAN

My Commission Expires: 12/8/2013

EXHIBIT 102

Sarasota County Tax Collector

generated on 5/3/2019 12:32:37 PM EDT

Tax Record

Last Update: 5/3/2019 12:32:05 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060060072	REAL ESTATE	2018

Mailing Address
GRABER ROMAN T (TTEE)
GRABER CAROLYN F (TTEE)
1845 SLEEPY HOLLOW RD
SPOONER WI 54801-9671

Property Address
2317 INGRAM AVE 001

Old Account Number
0060-06-0072

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
2317 INGRAM AVE LOTS 21 & 22 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	166,955	0	$166,955	$536.59
Bonds-Debt Service	0.1222	166,955	0	$166,955	$20.40
Mosquito Control	0.0550	166,955	0	$166,955	$9.18
Sarasota Memorial Hospital	1.0420	166,955	0	$166,955	$173.97
SW FL Water Management Dist.	0.2955	166,955	0	$166,955	$49.34
West Coast Inland Navigation	0.0394	166,955	0	$166,955	$6.58
Sarasota School Board					
School District Fund	5.5030	179,900	0	$179,900	$989.99
School Capital Impr	1.5000	179,900	0	$179,900	$269.85
Emergency Medical Services	0.6600	166,955	0	$166,955	$110.19

Total Millage	12.4311	Total Taxes	$2,166.09

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$137.00
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65

Total Assessments	$552.13
Taxes & Assessments	$2,718.22

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/13/2018	PAYMENT	9022573.0001	2018	$2,609.49

EXHIBIT 102
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 102
EXHIBIT 2

EXHIBIT 103

Consideration: $0.00
Recording Fees: $35.50
Documentary Stamps: $3,586.10

PREPARED BY AND RETURN TO:

DUNLAP & MORAN, P.A.
P. O. Box 3948
Sarasota, Florida 34230-3948
(941) 366-0115
File No. 17536-2
Attention: Ryan A. Featherstone, Esq.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017159525 4 PG(S)
December 29, 2017 10:47:30 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $3,586.10

Prepared without benefit of examination or opinion of title.

This conveyance is given for no or nominal monetary consideration. This conveyance represents a transfer of unencumbered real property. Therefore, documentary stamp taxes are being paid based upon the fair market value of this property as provided by the local county property appraiser.

WARRANTY DEED

This Warranty Deed is made by **Graber Improvements, LLC, a Florida limited liability company**, hereinafter referred to as "Grantor," to **GPG Limited, LLC, a Florida limited liability company,** whose address is: 8481 Big Buck Lane, Sarasota, FL 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 conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in **Sarasota** County, Florida:

See Exhibit "A" attached hereto and made a part hereof.

The Property Appraiser's Parcel Identification Numbers for the above described properties are: 1003-01-6507; 0985-02-4523; 0956-06-9622; 0979-04-0209; 0053-06-0004; 0054-16-0023; 75-04-0022.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Dated this 27th day of December, 2017.

Witness No. 1:

Ryan A. Featherstone

Print: _____

As to all Grantors

Witness No. 2:

Marlene Daniels

Print: **Marlene Daniels**

As to all Grantors

GRANTOR:

Graber Improvements, LLC, a Florida limited liability company

By: _____

Philip Graber, as Manager
8481 Big Buck Lane
Sarasota, FL 34240

By: Dorinda Graber

Dorinda Graber, as Manager
8481 Big Buck Lane
Sarasota, FL 34240

STATE OF FL

COUNTY OF Sarasota

The foregoing instrument was executed and acknowledged before me on December 27, 2017, by **Philip Graber and Dorinda Graber, as Managers of Graber Improvements, LLC, a Florida limited liability company.**

Personally known: X
or Produced Identification: _____
Type of Identification Produced: _____

[SEAL]

NOTARY PUBLIC ★ RYAN A FEATHERSTONE ★ STATE OF FLORIDA
MY COMMISSION # FF 048003 EXPIRES April 5, 2019
Bonded Thru Troy Fain-Insurance, Inc.

_____
Notary Public

Ryan A. Featherstone

EXHIBIT A

PARCEL 1:

Lot 7, Block 165, 5th ADDITION TO PORT CHARLOTTE, according to the plat thereof as recorded in Plat Book 11, Page 33, of the Public Records of Sarasota County, Florida.

PARCEL 2:

Lot 23, Block 245, 8th ADDITION TO PORT CHARLOTTE, according to the plat thereof as recorded in Plat Book 12, Page 20, of the Public Records of Sarasota County, Florida.

PARCEL 3:

Lot 22, Block 696, 17th ADDITION, PORT CHARLOTTE SUBDIVISION, as per plat thereof recorded in Plat Book 13, Page(s) 16, inclusive, in the Public Records of Sarasota County, Florida.

PARCEL 4:

Lot 9, Block 402, 10th ADDITION, PORT CHARLOTTE SUBDIVISION, as per plat thereof recorded in Plat Book 12, Page(s) 22, of the Public Records of Sarasota County, Florida.

PARCEL 5:

Lot 15, Bahia Vista Heights, according to the plat thereof, as recorded in Plat Book 9, Page 66, of the Public Records of Sarasota County, Florida.

PARCEL 6:

Lots 21 and 23, Block Q, Homecroft Subdivision according to the plat thereof, as recorded in Plat Book 2, Page 29, of the Public Records of Sarasota County, Florida, except property previously conveyed to the State of Florida for the use and benefit of the State Road Department of Florida, the same being the East 17 feet of Lot 23, Block Q, Homecroft Subdivision in Section 28, Township 36 South, Range 18 East, as per plat thereof recorded in Plat Book 2, Page 29, Public Records of Sarasota County, Florida, being that part of said lot lying within 42 feet of the survey line of State Road S-773, Section 17503. LESS existing right-of-way.

Also that part of the above described Lot 23, Block Q, lying within the following metes and bounds description:

Begin on the Southerly boundary of said Lot 23, Block Q, at a point 17 feet North 89°58'39" West of the Southeast corner of said Lot 23, run thence North 89°58'39" West 15 feet, thence North 45°05'21" East 21.23 feet; thence South 00°07'21" West 15 feet to the Point of Beginning.

Also excepting the West 20 feet of Lot 21, Block Q, Homecroft Subdivision, as per plat thereof recorded in Plat Book 2, Page 29, Public Records of Sarasota County, Florida, previously conveyed to Harvey and Katie Borkholder.

PARCEL 7:

Lot 25, Block B, HARBOR OAKS, according to the plat thereof, as recorded in Plat Book 2, Page 44 of the Public Records of Sarasota County, Florida.

EXHIBIT 104

Sarasota County Tax Collector

generated on 5/3/2019 12:32:02 PM EDT

Tax Record

Last Update: 5/3/2019 12:31:30 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060004	REAL ESTATE	2018

Mailing Address
GPG LIMITED LLC
8481 BIG BUCK LN
SARASOTA FL 34240-6203

Property Address
1551 INGRAM AVE 001

Old Account Number
0053-06-0004

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
1551 INGRAM AVE LOT 15 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	179,500	0	$179,500	$576.91
Bonds-Debt Service	0.1222	179,500	0	$179,500	$21.93
Mosquito Control	0.0550	179,500	0	$179,500	$9.87
Sarasota Memorial Hospital	1.0420	179,500	0	$179,500	$187.04
SW FL Water Management Dist.	0.2955	179,500	0	$179,500	$53.04
West Coast Inland Navigation	0.0394	179,500	0	$179,500	$7.07
Sarasota School Board					
School District Fund	5.5030	179,500	0	$179,500	$987.79
School Capital Impr	1.5000	179,500	0	$179,500	$269.25
Emergency Medical Services	0.6600	179,500	0	$179,500	$118.47

Total Millage	12.4311	Total Taxes	$2,231.37

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$137.42
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$378.80

Taxes & Assessments	$2,610.17

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2018	PAYMENT	9069982.0006	2018	$2,505.76

EXHIBIT 104

EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 104

EXHIBIT 2

EXHIBIT 105

3

1999135985

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999135985 3 PGS
1999 OCT 08 10:00 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCOURSEY Receipt#143543

This instrument was prepared by **Southeast Alliance of Foreclosure Specialists, attorney-in-fact for U.S. Department of Housing and Urban Development, 3280 Pointe Parkway, Suite 1000, Norcross, GA 30092.**

DEED FOR FLORIDA

This indenture, Made this 30th day of ~~October~~ September, **1999** and between ANDREW M. CUOMO, of the Secretary of Housing and Urban Development of Washington, D.C., hereinafter referred to as ("Grantor") **3280 Pointe Pkwy., ste. 1000, Norcross GA 30092**

WILLIAM GRAMES AND BROOKE GRAMES
4834 HARRIS AVENUE , SARASOTA, FL 34233

hereinafter referred to as ("Grantee (s)"),

WITNESSETH: That the said Grantor, for an in consideration of the sum of TEN DOLLARS ($10.00) to him/her in hand paid and other valuable considerations, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey, and confirm unto the said Grantee(s), and the heirs and assigns of said Grantee(s), forever, all that certain parcel of land lying and being in the County of **Sarasota**, Florida, more particularly described as follows, to wit:

SEE ATTACHED SCHEDULE "A"

BEING the same property acquired by the grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

Together with all and singular the tenants, hereditament and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the Grantor, of, in and to the same, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD the above granted and described premises with the appurtenances, unto the Grantee (s), and the heirs and assigns of said Grantee (s), to their only proper use, benefit and behoof forever.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of records; and SUBJECT to and state of facts an accurate survey would show.

And the said grantor does hereby specially warrant the title to said land against the lawful claims of all persons claiming by, through or under him/her.

PLEASE FORWARD TAX BILLS TO: Grantee.

PARCEL NUMBER 89010055
RETURN TO: ISLAND TITLE SERVICES
1751 W. FLETCHER AVENUE
TAMPA, FL 33612

OFFICIAL RECORDS INSTRUMENT # 1999135985 3 pgs

DEED FOR FLORIDA

IN WITNESS WHEREOF the undersigned has set his/her hand and seal as, Acting Chief, Real Estate Owned, Property Disposition Branch, HUD office, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of 35 F.R. 160106 (10/14/70), as amended.

Signed, sealed and delivered
in the presence of:

Southeast Alliance of Foreclosure Specialists, LLC
as Prime Contractor for contract #R-OPC-21230
For the U.S. Department of Housing and Urban Development

By _____
Michael Hardiman or Becky Heatherly ~~or Luis~~ P. Caro or Ronald Nation or Garland Simpson or Shelly J. Carter or Lorretta Lewis of Southeast Alliance of Foreclosure Specialists, its attorney-in-fact.

STATE OF GEORGIA
COUNTY OF Douglas

Before me personally appeared Becky Heatherly who is personally well known to me or who produced his/her Driver's License as identification and who did not take an oath and is known to me to be the duly appointed as ATTORNEY-IN-FACT OF SOUTHEAST ALLIANCE OF FORECLOSURE SPECIALISTS FOR SECRETARY OF HOUSING AND URBAN DEVELOPMENT, and the person who executed the foregoing instrument bearing the date ~~October~~ Sept 30, 1999, by virtue of the above cited authority, and acknowledged before me that he/she executed the same as ACTING CHIEF, REAL ESTATE OWNED BRANCH, for and on behalf of ANDREW M. CUOMO, Secretary of Housing and Urban Development, for the purposes therein expressed.

Witness my hand and official seal this 30th of ~~October~~ Sept 1999.

Jami M. Hollis
Notary Public in and for the County and State aforesaid

My Commission Expires:

JAMI M. HOLLIS
MY COMMISSION EXPIRES
AUG 4 2001
DOUGLAS COUNTY, GEORGIA
NOTARY PUBLIC

OFFICIAL RECORDS INSTRUMENT # 1999135985 3 pgs

Lot 7, Block 6, TOWN OF BEE RIDGE, as per plat thereof in Plat Book A, Page 39, Public Records of SARASOTA COUNTY, Florida, together with the West half of vacated Theodore Avenue adjacent and Southerly thereto, being 25 feet wide, which is hereby dedicated to and made a part of Lot 7. Together with a permanent easement 40 feet in width for ingress and egress over and across the North 20 feet of Lot 18 and the Southerly 20 feet of Lot 19, (Being either side of the common boundary of said lots) and that part of the East half of vacated Theodore Avenue, being adjacent to the South 20 feet of Lot 19 and the North 20 feet of Lot 18, Block 7, revised plat of Block 2 and 7, Town of BEE RIDGE as per plat thereof in Plat Book 1, Page 162, Public Records of SARASOTA COUNTY, Florida.

EXHIBIT 106

Sarasota County Tax Collector

generated on 5/3/2019 12:33:09 PM EDT

Tax Record

Last Update: 5/3/2019 12:32:37 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0089010055	REAL ESTATE	2018

Mailing Address
GRAMES WILLIAM
GRAMES BROOKE
4834 HARRIS AVE
SARASOTA FL 34233-4028

Property Address
4834 HARRIS AVE 001

Old Account Number
0089-01-0055

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000

Millage Code
0100

Escrow Code

Legal Description
4834 HARRIS AVE LOT 7 BLK 6 W 1/2 OF VAC THEODORE AVE ADJ TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	46,253	25,000	$21,253	$68.31
Bonds-Debt Service	0.1222	46,253	25,000	$21,253	$2.60
Mosquito Control	0.0550	46,253	25,000	$21,253	$1.17
Sarasota Memorial Hospital	1.0420	46,253	25,000	$21,253	$22.15
SW FL Water Management Dist.	0.2955	46,253	25,000	$21,253	$6.28
West Coast Inland Navigation	0.0394	46,253	25,000	$21,253	$0.84
Sarasota School Board					
School District Fund	5.5030	46,253	25,000	$21,253	$116.96
School Capital Impr	1.5000	46,253	25,000	$21,253	$31.88
Emergency Medical Services	0.6600	46,253	25,000	$21,253	$14.03

Total Millage	12.4311	Total Taxes	$264.22

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$69.90
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$311.28

Taxes & Assessments	$575.50

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
4/30/2019	PAYMENT	5550505.0001	2018	$592.77

EXHIBIT 106
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 107

R & R

MSC Title, Inc
40 N. Osprey Avenue
Sarasota, FL 34236

RETURN TO GRANTEE(S)

Prepared by:
Jennifer Crawford
MSC Title, Inc.
40 N. Osprey Ave.
Sarasota, Florida 34236

File Number: 20160070
Purchase Price: $225000

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016020898 2 PG(S)
February 23, 2016 10:35:33 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $1,575.00

18.50
1575.00

General Warranty Deed

Made this February 18, 2016 By **Philip L. Wallace, an unmarried man,** whose address is: 2893 Novus St. Sarasota, FL 34237, hereinafter called the grantor, to **Catherine Teresa Gray**, whose post office address is: 3211 Holland Cliffs Rd, Huntingtown, Maryland 20639, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 7, GREENBRIAR HOMES, according to the plat thereof, as recorded in Plat Book 8, Page 75, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0054040007**

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

RETURN TO GRANTEE(S)

Prepared by:
Jennifer Crawford
MSC Title, Inc.
40 N. Osprey Ave.
Sarasota, Florida 34236

File Number: 20160070
Purchase Price: $225000

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness Signature above:

Witness print name below: Jennifer Samano

Witness Signature above:

Witness print name below: Jennifer Crawford

Philip L. Wallace
Address:

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 9 day of February, 2016, by Philip L. Wallace, an unmarried man, who is/are personally known to me or who has produced DrLic as identification.

Notary Public
Print Name:__________

My Commission Expires:__________

{Notary Seal}

NOTARY PUBLIC • STATE OF FLORIDA •
Notary Public State of Florida
Jennifer R Crawford
My Commission EE 853392
Expires 11/25/2016

EXHIBIT 108

Sarasota County Tax Collector

generated on 5/6/2019 11:59:07 AM EDT

Tax Record

Last Update: 5/6/2019 11:58:32 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054040007	REAL ESTATE	2018

Mailing Address
GRAY CATHERINE TERESA
3211 HOLLAND CLIFFS RD
HUNTINGTOWN MD 20639

Property Address
2881 NOVUS ST 002

Old Account Number
0054-04-0007

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code
940184

Legal Description
2881 NOVUS ST LOT 7 GREENBRIAR HOMES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	174,400	0	$174,400	$560.52
Bonds-Debt Service	0.1222	174,400	0	$174,400	$21.31
Mosquito Control	0.0550	174,400	0	$174,400	$9.59
Sarasota Memorial Hospital	1.0420	174,400	0	$174,400	$181.72
SW FL Water Management Dist.	0.2955	174,400	0	$174,400	$51.54
West Coast Inland Navigation	0.0394	174,400	0	$174,400	$6.87
Sarasota School Board					
School District Fund	5.5030	174,400	0	$174,400	$959.72
School Capital Impr	1.5000	174,400	0	$174,400	$261.60
City of Sarasota	3.2632	174,400	0	$174,400	$569.10
City of Sarasota Debt Service	0.2518	174,400	0	$174,400	$43.91
Emergency Medical Services	0.6600	174,400	0	$174,400	$115.10

Total Millage	15.9461	Total Taxes	$2,780.98

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$130.57
W156	Stormwater Utility	$81.90

Total Assessments	$212.47

Taxes & Assessments	$2,993.45

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 108

EXHIBIT 2

11/28/2018	PAYMENT	7241469.0001	2018	$2,873.71

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 108

EXHIBIT 2

EXHIBIT 109

409

Prepared By **Sandra J. Mayer**
Executive Title Insurance Services, Inc
2300 Bee Ridge Road, Suite #305 , Sarasota, FL 34239
incidental to the issuance of a title insurance policy
File # **8-00-125-sm**
Parcel ID # **70-02-0019**
600
575.40
Grantee(s) SS # [redacted]

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000040518 1 PG
2000 MAR 31 05:22 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#025391
Doc Stamp-Deed: 575.40

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated **March** 30 , 2000
by **James P. Creighton and Emma F. Creighton, husband and wife**

whose post office address is 49 NAVARRE ROAD
ROCHESTER, NY 14621

hereinafter called the GRANTOR, to **Vincent Guglielmini and Karen Guglielmini, husband and wife**

whose post office address is 4030 CADNOR PL
SARASOTA, FL 34233

hereinafter called the GRANTEE
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 $10 00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Sarasota** County, Florida, viz·

Lot 36, Spring Lake, Addition No. 1, according to the plat thereof recorded in Plat Book 9, Page 40, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year **2000** and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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 whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Signature _____
Print Name SANDRA J. MAYER

Signature _____
Print Name Myra A Kellner

_____
Emma F. Creighton

_____
James P. Creighton

State of Florida
County of Sarasota

I am a notary public of the state of **Florida** , and my commission expires
THE FOREGOING INSTRUMENT was acknowledged before me on **March** 30th, **2000** by

James P. Creighton and Emma F. Creighton, husband and wife

who have produced Drivers Licenses as identification and who **did** take an oath

Signature _____
Print Name **Sandra J. Mayer** **Notary Public**

Notary Seal
SANDRA J MAYER
MY COMMISSION # CC 742943
EXPIRES June 5, 2002
Bonded Thru Notary Public Underwriters

2000040518

EXHIBIT 110

Sarasota County Tax Collector

generated on 5/3/2019 12:34:24 PM EDT

Tax Record

Last Update: 5/3/2019 12:33:53 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070020019	REAL ESTATE	2018

Mailing Address
GUGLIELMINI VINCENT
GUGLIELMINI KAREN
4030 RADNOR PL
SARASOTA FL 34233-1304

Property Address
4030 RADNOR PL 001

Old Account Number
0070-02-0019

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0100

Escrow Code
940063

Legal Description
4030 RADNOR PL LOT 36 SPRING LAKE SUB ADD 1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	97,211	50,000	$47,211	$151.74
Bonds-Debt Service	0.1222	97,211	50,000	$47,211	$5.77
Mosquito Control	0.0550	97,211	50,000	$47,211	$2.60
Sarasota Memorial Hospital	1.0420	97,211	50,000	$47,211	$49.19
SW FL Water Management Dist.	0.2955	97,211	50,000	$47,211	$13.95
West Coast Inland Navigation	0.0394	97,211	50,000	$47,211	$1.86
Sarasota School Board					
School District Fund	5.5030	97,211	25,000	$72,211	$397.37
School Capital Impr	1.5000	97,211	25,000	$72,211	$108.32
Emergency Medical Services	0.6600	97,211	50,000	$47,211	$31.16

Total Millage	12.4311	Total Taxes	$761.96

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$136.17
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$386.30

Taxes & Assessments	$1,148.26

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 110
EXHIBIT 2

11/28/2018	PAYMENT	7248075.0001	2018	$1,102.33

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 111

$10.00 Rec
$661.50 Doc

After Recording Return to:

Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266

This Instrument Prepared by:

Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015017186 1 PG(S)
February 13, 2015 03:13:31 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $661.50

Property Appraisers Parcel I.D. (Folio) Number(s):
0054040006
File No.: 2015-25520

WARRANTY DEED

This Warranty Deed, Made the 13 day of February, 2015, by **Denzil W. Bradley, un-remarried widower and surviving spouse of Rose D. Bradley, AKA Rosina D. Bradley, deceased**, whose post office address is: **PO Box 1391, Arcadia, FL 34266**, hereinafter called the "Grantor", to **Joshua Carroll Hackney, a single man,** whose post office address is: **504 East Oak Street, Arcadia, FL 34266**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ninety Four Thousand Five Hundred Dollars and No Cents ($94,500.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota** County, Florida, to wit:

LOT 6, GREENBRIAR HOMES, according to the map or plat thereof as recorded in Plat Book 8, Page 75, Public Records of Sarasota County, Florida.

The property is the homestead of the Grantor(s).
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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2015, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Tasha Morales
Printed Name: Tosha Morales

Denzil W. Bradley

Witness Signature: Shayla Ramirez
Printed Name: Shayla Ramirez

State of Florida
County of DeSoto

The foregoing instrument was acknowledged before me this 13 day of February, 2015 by Denzil W. Bradley, un-remarried widower and surviving spouse of Rose D. Bradley, AKA Rosina D. Bradley, deceased, who is/are personally known to me or has/have produced driver license(s) as identification.

Tasha Morales
Notary Public Signature
Printed Name:

My Commission Expires: _____
(SEAL)

Notary Public State of Florida
Tosha Morales
My Commission EE 157823
Expires 01/08/2016

EXHIBIT 111
EXHIBIT 2

EXHIBIT 112

Sarasota County Tax Collector

generated on 5/3/2019 12:34:57 PM EDT

Tax Record

Last Update: 5/3/2019 12:34:26 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054040006	REAL ESTATE	2018

Mailing Address
HACKNEY JOSHUA CARROLL
2869 NOVUS ST
SARASOTA FL 34237

Property Address
2869 NOVUS ST 002

Old Account Number
0054-04-0006

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0200

Escrow Code

Legal Description
2869 NOVUS ST LOT 6 GREENBRIAR HOMES OR 566-87

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	128,442	50,000	$78,442	$252.11
Bonds-Debt Service	0.1222	128,442	50,000	$78,442	$9.59
Mosquito Control	0.0550	128,442	50,000	$78,442	$4.31
Sarasota Memorial Hospital	1.0420	128,442	50,000	$78,442	$81.74
SW FL Water Management Dist.	0.2955	128,442	50,000	$78,442	$23.18
West Coast Inland Navigation	0.0394	128,442	50,000	$78,442	$3.09
Sarasota School Board					
School District Fund	5.5030	128,442	25,000	$103,442	$569.24
School Capital Impr	1.5000	128,442	25,000	$103,442	$155.16
City of Sarasota	3.2632	128,442	50,000	$78,442	$255.97
City of Sarasota Debt Service	0.2518	128,442	50,000	$78,442	$19.75
Emergency Medical Services	0.6600	128,442	50,000	$78,442	$51.77

Total Millage	15.9461	Total Taxes	$1,425.91

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$114.64
W156	Stormwater Utility	$81.90

Total Assessments	$196.54

Taxes & Assessments	$1,622.45

If Paid By	Amount Due
	$0.00

EXHIBIT 112
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
3/29/2019	PAYMENT	5546768.0001	2018	$1,622.45

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 113

Return to: (enclose self-addressed stamped envelope)

Name: Donald A. Stewart, Esquire
Address: Harkavy, Mitchell & Stewart, P.A.
219 South Orange Avenue
Sarasota, Florida 34236

Prepared by: Donald A. Stewart, Esquire
Address: Harkavy, Mitchell & Stewart, P.A.
219 South Orange Avenue
Sarasota, Florida 34236

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

96135023

Receipt #: 000000464008-01
Doc Stamp-Deed : 434.00
Karen E. Rushing, Sarasota Co
By: _____ D.C.

** OFFICIAL RECORDS **
BOOK 2915 PAGE 600

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, *Made the* 25th day of November, *19* 96, *by* Anna Clare Epistola, a married woman, Paul Flynn, an unmarried man, and Kevin Flynn, a married man, *hereinafter called the Grantor, to* Renate B. Harkavy, a married woman, *whose post office address is* 2512 Riverview Court, Sarasota, Florida 34231, *hereinafter called the 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, wherever the context so admits or requires.)

Witnesseth, *That the Grantor, for and in consideration of the sum of $* 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in* Sarasota *County, State of* Florida, *viz:*

Lot 26 & S 1/2 of Lot 27, Block "E" Orange Grove Park as per Plat thereof recorded in Plat Book 7, Page 1, of the Public Records of Sarasota County, Florida. Subject to easements and restrictions of record.

Each of the Grantors herein certifies that the property described herein is not the homestead of any of the Grantors nor of their spouses.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19* 96

In Witness Whereof, *the said Grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Donald A Stewart
Witness Signature (as to first Grantor)
Donald A. Stewart
Printed Name
Carol A. St. Germain
Witness Signature (as to first Grantor)
Carol A. St. Germain
Printed Name

Donald A Stewart
Witness Signature (as to Co-Grantor, if any)
Donald A. Stewart
Printed Name
Carol A. St. Germain
Witness Signature (as to Co-Grantor, if any)
Carol A. St. Germain
Printed Name

Anna Clare Epistola — L S
Grantor Signature
Anna Clare Epistola
Printed Name
2621 Russell Circle
Post Office Address

Paul G. Flynn — L S
Co-Grantor Signature, (if any)
Paul Flynn
Printed Name
4650 SILVER SWORD CT
Post Office Address
N FORT MYERS, FL 33903

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Anna Clare Epistola, a married woman, and Paul Flynn, an unmarried man known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: Anna # E123-046-37-721-0 / Paul # F450-168-740-014-0

NOTARY RUBBER STAMP SEAL
CAROL ANN ST. GERMAIN
MY COMMISSION # CC 382940
EXPIRES: June 14, 1998
Bonded Thru Notary Public Underwriters

Witness my hand and official seal in the County and State last aforesaid this 25th day of November A.D. 19 96

Carol A. St. Germain
Notary Signature
Carol A. St. Germain
Printed Name

Ofera Design, Sarasota Paper & Printing Co., Inc., 1994
02 15 95

EXHIBIT 113

EXHIBIT 2

Second Signature Page of Deed from Claire Epistola, Kevin Flynn & Paul Flynn to Renate B. Harkavy

** OFFICIAL RECORDS **
BOOK 2915 PAGE 601

RECORDED
95 NOV 27 PM 2:18
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

Signed, sealed and delivered in the presence of:

Susan L. Jordan
Witness Signature (as to first Grantor)
Susan L. Jordan
Printed Name

M. Scott Spencer
Witness Signature (as to first Grantor)
M. Scott Spencer
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Kevin Flynn
Grantor Signature L.S.

Kevin Flynn
Printed Name

Post Office Address

Co-Grantor Signature, (if any) L.S.

Printed Name

Post Office Address

STATE OF Florida)
COUNTY OF Sarasota)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Kevin Flynn known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: Driver license

NOTARY RUBBER STAMP SEAL

Susan L. Jordan
Notary Public, State of Florida
Commission No. CC 533889
My Commission Expires 2/27/00
Bonded Through Fla. Notary Service & Bonding Co.

Witness my hand and official seal in the County and State last aforesaid this 24th day of November A.D. 1996

Susan L. Jordan
Notary Signature
Susan L. Jordan
Printed Name

Ohara Deeds, Scottsdale Printing & Printing Co., Inc., 1996
02
16
95

EXHIBIT 113

EXHIBIT 114

Sarasota County Tax Collector

generated on 5/3/2019 12:47:37 PM EDT

Tax Record

Last Update: 5/3/2019 12:47:05 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060060068	REAL ESTATE	2018

Mailing Address
HARKAVY RENATE B
2512 RIVERVIEW CT
SARASOTA FL 34231-5277

Property Address
2223 INGRAM AVE 001

Old Account Number
0060-06-0068

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code

Legal Description
2223 INGRAM AVE LOT 26 & SLY 1/2 OF 27 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	104,684	0	$104,684	$336.45
Bonds-Debt Service	0.1222	104,684	0	$104,684	$12.79
Mosquito Control	0.0550	104,684	0	$104,684	$5.76
Sarasota Memorial Hospital	1.0420	104,684	0	$104,684	$109.08
SW FL Water Management Dist.	0.2955	104,684	0	$104,684	$30.93
West Coast Inland Navigation	0.0394	104,684	0	$104,684	$4.12
Sarasota School Board					
School District Fund	5.5030	116,700	0	$116,700	$642.20
School Capital Impr	1.5000	116,700	0	$116,700	$175.05
Emergency Medical Services	0.6600	104,684	0	$104,684	$69.09

Total Millage	12.4311	Total Taxes	$1,385.47

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$83.88
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$490.26
Taxes & Assessments	$1,875.73

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2018	PAYMENT	9030319.0003	2018	$1,800.70

EXHIBIT 114

EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 114

EXHIBIT 2

EXHIBIT 115

Prepared By **STEPHEN F. VOIGT, ESQ.**
Voigt & Voigt, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
incidental to the issuance of a title insurance policy
File Number **21x0534**
Parcel ID # **0060-03-0049**

500
100

868.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001125987 1 PG
2001 AUG 31 04:43 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#081149
Doc Stamp-Deed: 868.00

2001125987

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated August 30, 2001 by
CARY J. CARLSON and JULIE A. CARLSON, husband and wife
whose post office address is:
225 Magellan Drive, Sarasota, FL 34243
hereinafter called the GRANTOR, to
ALVIN L. HARRELL, JR. and MICHELLE L. HARRELL, husband and wife
whose post office address is:
2020 Greendale Drive, Sarasota, FL 34232
hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Sarasota** County, Florida, viz:
Lot 976, SARASOTA SPRINGS, UNIT NO. 9, according to the plat thereof, recorded in Plat Book 8, Page 24, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year **2001** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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 whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: _____
Print Name: Stephen F Voigt, Jr

Signature: Bonnie M Blakeman
Print Name: Bonnie M Blakeman

_____
CARY J. CARLSON

Julie Carlson
JULIE A. CARLSON

_____

_____

State of **Florida**
County of **Sarasota**

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 8/30/01 by:
CARY J. CARLSON and JULIE A. CARLSON, husband and wife
who is personally known to me or who has produced Acct. I.C. as identification

STEPHEN F VOIGT JR NOTARY My Comm Expires 3/14/03 # CC 817246 PUBLIC STATE OF FLORIDA

Signature: _____
Print Name: Stephen F Voigt, Jr

EXHIBIT 116

Sarasota County Tax Collector

generated on 5/3/2019 12:48:17 PM EDT

Tax Record

Last Update: 5/3/2019 12:47:45 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030049	REAL ESTATE	2018

Mailing Address
HARRELL JR ALVIN L
HARRELL MICHELLE L
2020 GREENDALE DR
SARASOTA FL 34232-3712

Property Address
2020 GREENDALE DR 001

Old Account Number
0060-03-0049

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
2020 GREENDALE DR LOT 976 SARASOTA SPRINGS UNIT 9

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	83,230	50,000	$33,230	$106.80
Bonds-Debt Service	0.1222	83,230	50,000	$33,230	$4.06
Mosquito Control	0.0550	83,230	50,000	$33,230	$1.83
Sarasota Memorial Hospital	1.0420	83,230	50,000	$33,230	$34.63
SW FL Water Management Dist.	0.2955	83,230	50,000	$33,230	$9.82
West Coast Inland Navigation	0.0394	83,230	50,000	$33,230	$1.31
Sarasota School Board					
School District Fund	5.5030	83,230	25,000	$58,230	$320.44
School Capital Impr	1.5000	83,230	25,000	$58,230	$87.34
Emergency Medical Services	0.6600	83,230	50,000	$33,230	$21.93

Total Millage	12.4311	Total Taxes	$588.16

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$132.67
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$539.05

Taxes & Assessments	$1,127.21

If Paid By	Amount Due
3/31/2019	$1,127.21
4/30/2019	$1,161.03
5/31/2019	**$1,162.03**

EXHIBIT 116

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid

Prior Year Taxes Due
NO DELINQUENT TAXES

Pay Now

EXHIBIT 116

EXHIBIT 2

EXHIBIT 117

98015663

Prepared By: BARBARA A. COOK
STEPHEN F. VOIGT, P.A. 382
3414 BEE RIDGE RD. SARASOTA, FL 34239
incidental to the issuance of a title insurance policy.
File No.: 98X0078
Parcel ID # 70-07-0014
Grantee(s) SS #

500
1.00
395.50
1.00 ndex

RECORDED IN OFFICIAL RECORDS
98 FEB -9 PM 3:01
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

*** OFFICIAL RECORDS ***
BOOK 3065 PAGE 2072

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 6 February 1998
by
CHRIS G. SHERK and MELINDA K. SHERK, HUSBAND AND WIFE and DAVID E. SHERK and NANCY C. SHERK, HUSBAND AND WIFE
whose post office address is 700 Debrecen Road Sarasota,FL 34240

hereinafter called the GRANTOR, to
NOEL K. HARRIS, A SINGLE PERSON

whose post office address is 4074 Radnor Place Sarasota,FL 34233

hereinafter called the 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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **SARASOTA** County, Florida, viz:

LOT 29, SPRING LAKE SUBDIVISION, ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 40 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Receipt #: 000000553474-01
Doc Stamp-Deed : 395.50
Karen E. Rushing, Sarasota C
By: _____ D.C.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1998 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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 whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: _____
Print Name: Brenda Felcyn

Signature: _____
Print Name: RM Monella

CHRIS G. SHERK

MELINDA K. SHERK

DAVID E. SHERK

NANCY C. SHERK

State of **Florida**
County of **SARASOTA**

I am a notary public of the state of Florida and my commission expires: 4-26-2001.

THE FOREGOING INSTRUMENT was acknowledged before me on 2/06/98 by
CHRIS G. SHERK and MELINDA K. SHERK and DAVID E. SHERK and NANCY C. SHERK

who is personally known to me or who has produced DRIVERS LICENSE as identification and who DID NOT take an oath.
(type of identification) (did/did not)

BRENDA FELCYN
Notary Public, State of Florida
My comm. expires Apr 26, 2001
No. CC 636018
Notary seal

Signature: _____
Print Name: Brenda Felcyn
Notary Public

EXHIBIT 118

Sarasota County Tax Collector

generated on 5/3/2019 12:49:33 PM EDT

Tax Record

Last Update: 5/3/2019 12:49:01 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070070014	REAL ESTATE	2018

Mailing Address
HARRIS NOEL K
4074 RADNOR PL
SARASOTA FL 34233-1304

Property Address
4074 RADNOR PL 001

Old Account Number
0070-07-0014

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000

Millage Code
0100

Escrow Code

Legal Description
4074 RADNOR PL LOT 29 SPRING LAKE SUB ADD 1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	49,152	25,000	$24,152	$77.62
Bonds-Debt Service	0.1222	49,152	25,000	$24,152	$2.95
Mosquito Control	0.0550	49,152	25,000	$24,152	$1.33
Sarasota Memorial Hospital	1.0420	49,152	25,000	$24,152	$25.17
SW FL Water Management Dist.	0.2955	49,152	25,000	$24,152	$7.14
West Coast Inland Navigation	0.0394	49,152	25,000	$24,152	$0.95
Sarasota School Board					
School District Fund	5.5030	49,152	25,000	$24,152	$132.91
School Capital Impr	1.5000	49,152	25,000	$24,152	$36.23
Emergency Medical Services	0.6600	49,152	25,000	$24,152	$15.94

Total Millage	12.4311	Total Taxes	$300.24

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$72.70
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$322.83

Taxes & Assessments	$623.07

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
4/15/2019	PAYMENT	1056205.0001	2018	$641.76

EXHIBIT 118

EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 118

EXHIBIT 2

EXHIBIT 119

4.00
61.60
168.00

OFF. REC. 1323 PG 1760 0 37686

WARRANTY DEED INDIVID. TO INDIVID RAMCO FORM 01

This Warranty Deed *Made the* 13th *day of* August *A. D. 19* 79 *by*

James G. DiNoi, a single man

951517

hereinafter called the grantor, to

Garnett D. Hayes and Stephanie S. Hayes, husband and wife

whose postoffice address is 3436 Linden Drive, Sarasota, Florida

hereinafter called the 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 $* 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* Sarasota *County, Florida, viz:*

Lot 329, Sarasota Springs, Unit 3, as per Plat thereof recorded in Plat Book 8, page 7, of the Public Records of Sarasota County, Florida.

AUG 20 9 59 AM '79

951517

Subject to restrictions, reservations and easements of record.

RETURN TO: UNITED FIRST FEDERAL S. & L. ASSOCIATION P. O. BOX 1478 SARASOTA, FL.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19* 78.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE AUG 20 '79 168.00 — FLORIDA DOCUMENTARY SUR TAX AUG 20 '79 61.60

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

[signature] [signature] James G. DiNoi

[signature]

SPACE BELOW FOR RECORDING USE

STATE OF Florida
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

James G. DiNoi, a single man

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of August, A. D. 19 79.

[signature]
Notary Public State of Florida at Large
My Commission Expires June 6, 1982

This Instrument prepared by: C.B. Rice
Address St. Paul Title Insurance Corp.
3830 Bee Ridge Road
Sarasota, Florida 33583

OFF. REC. 1323 PG 1760

EXHIBIT 119

EXHIBIT 2

EXHIBIT 120

Sarasota County Tax Collector

generated on 5/3/2019 12:50:08 PM EDT

Tax Record

Last Update: 5/3/2019 12:49:35 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061100034	REAL ESTATE	2018

Mailing Address
HAYES GARNETT D
HAYES STEPHANIE S
3436 LINDEN DR
SARASOTA FL 34232-4940

Property Address
3436 LINDEN DR 001

Old Account Number
0061-10-0034

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3436 LINDEN DR LOT 329 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	94,580	50,000	$44,580	$143.28
Bonds-Debt Service	0.1222	94,580	50,000	$44,580	$5.45
Mosquito Control	0.0550	94,580	50,000	$44,580	$2.45
Sarasota Memorial Hospital	1.0420	94,580	50,000	$44,580	$46.45
SW FL Water Management Dist.	0.2955	94,580	50,000	$44,580	$13.17
West Coast Inland Navigation	0.0394	94,580	50,000	$44,580	$1.76
Sarasota School Board					
School District Fund	5.5030	94,580	25,000	$69,580	$382.90
School Capital Impr	1.5000	94,580	25,000	$69,580	$104.37
Emergency Medical Services	0.6600	94,580	50,000	$44,580	$29.42

Total Millage	12.4311	Total Taxes	$729.25

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$141.76
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$548.14

Taxes & Assessments	$1,277.39

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2018	PAYMENT	9070342.0001	2018	$1,226.29

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 121

Prepared By: **Sandra J. Mayer**
Executive Title Insurance Services, Inc.
2300 Bee Ridge Road Suite 305 Sarasota, FL 34239
incidental to the issuance of a title insurance policy.
File #: **8*98-633-SM**
Parcel ID #: **0053-03-0033**
Grantee(s) SS #:

6.00
766.50

1998090018

OFFICIAL RECORDS
INSTRUMENT # 1998090018 1 PG

Doc Stamp-Deed: 766.50
KAREN E. RUSHING SARASOTA COUNTY
By: _____D.C. Receipt #:015021

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated June 30, 1998
by
MARCELO DAUCOURT and LILIANA DAUCOURT, Husband and Wife
whose post office address is 3649 Wilkinson Rd, Sarasota, FL 34233

hereinafter called the GRANTOR, to
STEPHEN A. HEARD, A Single Man

whose post office address is 3841 Gatewood Drive
Sarasota, FL 34232

hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Sarasota** County, Florida, viz:

Lot 38, Block 3, TAMARON, Unit 1, according to the plat thereof, recorded in Official Records Book 23, Pages 34, 34A and 34B of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **1998** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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 whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Susan G Burmaster
Print Name: SUSAN G. BURMASTER.

Signature: Sandra J Mayer
Print Name: SANDRA J. MAYER

MARCELO DAUCOURT

LILIANA DAUCOURT

State of **Florida**
County of **Sarasota**

I am a notary public of the state of **Florida** , and my commission expires:
THE FOREGOING INSTRUMENT was acknowledged before me on **June 30, 1998** by:

MARCELO DAUCOURT and LILIANA DAUCOURT, Husband and Wife

who is personally known to me or who has produced Drivers Licenses as identification and who **did** take an oath.

Signature: Sandra J Mayer
Print Name: **Sandra J. Mayer** Notary Public

Notary Seal
SANDRA J. MAYER
MY COMMISSION # CC 742943
EXPIRES: June 5, 2002
Bonded Thru Notary Public Underwriters

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998090018 1 PG
1998 JUL 08 03:02 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EXHIBIT 121
EXHIBIT 2

EXHIBIT 122

Sarasota County Tax Collector

generated on 5/3/2019 12:50:47 PM EDT

Tax Record

Last Update: 5/3/2019 12:50:14 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053030033	REAL ESTATE	2018

Mailing Address
HEARD STEPHEN A
3841 GATEWOOD DR
SARASOTA FL 34232-3321

Property Address
3841 GATEWOOD DR 001

Old Account Number
0053-03-0033

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3841 GATEWOOD DR LOT 38 BLK 3 TAMARON UNIT 1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	120,182	50,000	$70,182	$225.56
Bonds-Debt Service	0.1222	120,182	50,000	$70,182	$8.58
Mosquito Control	0.0550	120,182	50,000	$70,182	$3.86
Sarasota Memorial Hospital	1.0420	120,182	50,000	$70,182	$73.13
SW FL Water Management Dist.	0.2955	120,182	50,000	$70,182	$20.74
West Coast Inland Navigation	0.0394	120,182	50,000	$70,182	$2.77
Sarasota School Board					
School District Fund	5.5030	120,182	25,000	$95,182	$523.79
School Capital Impr	1.5000	120,182	25,000	$95,182	$142.77
Emergency Medical Services	0.6600	120,182	50,000	$70,182	$46.32

Total Millage	12.4311	Total Taxes	$1,047.52

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$131.41
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$381.54

Taxes & Assessments	$1,429.06

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 122

EXHIBIT 2

1/11/2019	PAYMENT	9096215.0001	2018	$1,400.48

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 122

EXHIBIT 2

EXHIBIT 123

6 C O
70

94013954

** OFFICIAL RECORDS **
BOOK 2597 PAGE 13

TRANS NUM:00278992
DOC STAMPS PD: $.70
INTANG. TAX PD: $.00
KAREN E RUSHING SARASOTA CO.
BY: D.C.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 2nd day of February, 1994, by and between **JEFFREY W. HIBBS and KIMBERLY F. HIBBS**, f/k/a **KIMBERLY J. FOWLER, Husband and Wife**, whose Post Office address is: 3236 Linden Drive, Sarasota, Florida 34232, Party of the First Part, and **WAYNE A. HIBBS, JR. and JOYCE O. HIBBS**, Husband & Wife, whose Post Office address is: 7225 Proctor Road, Sarasota, Florida 34241, Party of the Second Part.

WITNESSETH, That the said first party, for and in consideration of the sum of Ten ($10.00) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 319, SARASOTA SPRINGS, Unit No. 3, according to the Plat thereof, as recorded in Plat Book 8, Page 7 of the Public Records of Sarasota County, Florida.

SUBJECT to easements, restrictions and reservations of record and taxes for the year 1994 and subsequent years.

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE.

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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered
in presence of:

Kenneth D Chapman -Witness

Margaret E Doran -Witness

JEFFREY W. HIBBS

KIMBERLY F. HIBBS

STATE OF FLORIDA }
COUNTY OF SARASOTA }

The foregoing instrument was acknowledged before me this 2nd day of February, 1994, by **JEFFREY W. HIBBS and KIMBERLY F. HIBBS**, Husband & Wife, who are personally known to me or who have produced N/A. as identification and who did not take an oath.

Margaret E Doran
NOTARY PUBLIC
My Commission Expires:

OFFICIAL NOTARY SEAL
MARGARET E DORAN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC253775
MY COMMISSION EXP. JAN. 18,1997

94 FEB -7 PM 4:57

THIS INSTRUMENT PREPARED BY:
KENNETH D. CHAPMAN, ESQUIRE
1920 Golf Street
Sarasota, Florida 34236
(813) 366-1600

EXHIBIT 123
EXHIBIT 2

EXHIBIT 124

Sarasota County Tax Collector

generated on 5/3/2019 1:09:37 PM EDT

Tax Record

Last Update: 5/3/2019 1:09:04 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061070046	REAL ESTATE	2018

Mailing Address
HIBBS JR WAYNE A
HIBBS JOYCE O
7225 PROCTOR RD
SARASOTA FL 34241-9398

Property Address
3236 LINDEN DR 001

Old Account Number
0061-07-0046

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
380000

Legal Description
3236 LINDEN DR LOT 319 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	150,873	0	$150,873	$484.91
Bonds-Debt Service	0.1222	150,873	0	$150,873	$18.44
Mosquito Control	0.0550	150,873	0	$150,873	$8.30
Sarasota Memorial Hospital	1.0420	150,873	0	$150,873	$157.21
SW FL Water Management Dist.	0.2955	150,873	0	$150,873	$44.58
West Coast Inland Navigation	0.0394	150,873	0	$150,873	$5.94
Sarasota School Board					
School District Fund	5.5030	167,700	0	$167,700	$922.85
School Capital Impr	1.5000	167,700	0	$167,700	$251.55
Emergency Medical Services	0.6600	150,873	0	$150,873	$99.58

Total Millage	12.4311	Total Taxes	$1,993.36

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$110.72
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$517.10
Taxes & Assessments	$2,510.46

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2018	PAYMENT	7209680.0001	2018	$2,410.04

EXHIBIT 124

EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 124

EXHIBIT 2

EXHIBIT 125

Prepared By: BARBARA A. COOK
STEPHEN F. VOIGT, P.A.
2414 BEE RIDGE RD. SARASOTA, FL 34239
incidental to the issuance of a title insurance policy.
File No.: 98X0136
Parcel ID # 89-01-0057
Grantee(s) SS # ,

500
500
87.50

98027373

** OFFICIAL RECORDS **
BOOK 3076 PAGE 488

RECORDED IN OFFICIAL RECORDS

98 MAR -5 PM 3:10

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated 27 February 1998
by
DONALD R. SHERWOOD and CECELIA P. SHERWOOD, HUSBAND AND WIFE

whose post office address is 5420 Bent Oak Drive Sarasota,FL 34232

hereinafter called the GRANTOR, to
ANGELO HOAG and SARAH J. HOAG, HUSBAND AND WIFE

whose post office address is 4844 Harris Ave Sarasota,FL 34233

hereinafter called the 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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **SARASOTA** County, Florida, viz:

LOTS 8 & 9, BLOCK 6, BEE RIDGE TOWNSITE, ACCORING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 247 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 39, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH: THE WEST 1/2 OF VACATED MONROE STREET (ALSO KNOWN AS THEODORE AVENUE) LYING EAST OF AND ADJACENT TO LOTS 8 & 9 AND TOGETHER WITH: AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 20 FEET OF LOT 17, REVISED PLAT OF BLOCKS 2 & 7, BEE RIDGE TOWNSITE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 162, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1998 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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 whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Brenda Felcyn
Print Name: Brenda Felcyn

Signature: RM Monella
Print Name: RM Monella

DONALD R. SHERWOOD

CECELIA P. SHERWOOD

Receipt #: 000000559388-01
Doc Stamp-Deed : 87.50
Karen E. Rushing, Sarasota C
By: D.C.

State of Florida
County of SARASOTA

I am a notary public of the state of Florida and my commission expires: 4-26-2001.

THE FOREGOING INSTRUMENT was acknowledged before me on 2/24/98 by
DONALD R. SHERWOOD and CECELIA P. SHERWOOD

who is personally known to me or who has produced FL DRIVERS LICENSE as identification and who DID NOT take an oath.
(type of identification) (did/did not)

BRENDA FELCYN
Notary Public, State of Florida
My comm. expires Apr 26, 2001
No. CC 636018
Notary Seal

Signature: Brenda Felcyn
Print Name: Brenda Felcyn
Notary Public

EXHIBIT 126

Sarasota County Tax Collector

generated on 5/3/2019 1:10:20 PM EDT

Tax Record

Last Update: 5/3/2019 1:09:47 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0089010057	REAL ESTATE	2018

Mailing Address
HOAG ANGELO
HOAG SARAH J
4844 HARRIS AVE
SARASOTA FL 34233-4028

Property Address
THEODORE AVE 001

Old Account Number
0089-01-0057

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS

Millage Code 0100

Escrow Code

Legal Description
THEODORE AVE LOTS 8 & 9 BLK 6 & W 1/2 OF VAC THEODORE AVE ADJ THEREOF TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	23,426	0	$23,426	$75.29
Bonds-Debt Service	0.1222	23,426	0	$23,426	$2.86
Mosquito Control	0.0550	23,426	0	$23,426	$1.29
Sarasota Memorial Hospital	1.0420	23,426	0	$23,426	$24.41
SW FL Water Management Dist.	0.2955	23,426	0	$23,426	$6.92
West Coast Inland Navigation	0.0394	23,426	0	$23,426	$0.92
Sarasota School Board					
School District Fund	5.5030	58,400	0	$58,400	$321.37
School Capital Impr	1.5000	58,400	0	$58,400	$87.60
Emergency Medical Services	0.6600	23,426	0	$23,426	$15.46

Total Millage	12.4311	Total Taxes	$536.12

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
W056	Stormwater Utility	$40.43

Total Assessments	$40.43
Taxes & Assessments	$576.55

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 126

EXHIBIT 2

11/30/2018	PAYMENT	7276777.0001	2018	$553.49

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 127

Recorded 620.20

2002114612

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002114612 1 PG
2002 JUL 15 04:05 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#193322
Doc Stamp-Deed: 620.20

Prepared By and Return To.
MARGARET S FROOK, ESQUIRE
BOONE, BOONE, BOONE, HINES & KODA, P A
P.O. BOX 1596
VENICE, FLORIDA 34284

Parcel ID Number 0054-02-0024
Grantee #1 TIN
Grantee #2 TIN

Warranty Deed

This Indenture, Made this day of January , 2002 A D **Between**
GRANT D. THOMPSON and JENIFER LYN WOODWARD-THOMPSON, husband and wife

of the County of Oldham , State of Kentucky , **grantors,** and
MICHAEL A. HUCKLEBERRY and JANEL K. HUCKLEBERRY, husband and wife

whose address is 700 Wood Lane, Sarasota, FL 34237

of the County of Sarasota , State of Florida , **grantees.**

Witnesseth that the GRANTORS, for and in consideration of the sum of* See Consideration Below
------------------------TEN DOLLARS ($10)------------------------ DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota State of Florida to wit

Lot 15, Block C, BELLEVUE TERRACE, as per plat thereof recorded in Plat Book 11, Page 24, of the public records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2002 and thereafter.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

Subject to that certain mortgage filed and recorded in Official Records Instrument #1998117623, of the Public Records of Sarasota County, Florida. *CONSIDERATION: For and in consideration of the assumption of that certain mortgage dated September 1, 1998 and recorded on September 2, 1998 in Official Records, Instrument #1998117623, of the Public Records of Sarasota County, Florida and the added consideration of two thousand dollars ($2,000.00).

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written

Signed, sealed and delivered in our presence:

Printed Name: Gwen M. Thompson
Witness

Printed Name: Harold R. Smith
Witness

(Seal)
GRANT D. THOMPSON
P O Address 2010 Meadowbrook Drive, Lagrange, KY 40031

(Seal)
JENIFER LYN WOODWARD-THOMPSON
P O Address 2010 Meadowbrook Drive, Lagrange, KY 40031

COMMONWEALTH OF Kentucky
COUNTY OF Oldham

The foregoing instrument was acknowledged before me this 28 day of January , 2002 by
GRANT D. THOMPSON and JENIFER LYN WOODWARD-THOMPSON, husband and wife

who are personally known to me or who have produced their driver's license as identification

NOTARY PUBLIC
My Commission Expires October 19, 2002

EXHIBIT 127

B12-7448

EXHIBIT 2

EXHIBIT 128

Sarasota County Tax Collector

generated on 5/3/2019 1:10:51 PM EDT

Tax Record

Last Update: 5/3/2019 1:10:18 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054020024	REAL ESTATE	2018

Mailing Address
HUCKLEBERRY MICHAEL A
HUCKLEBERRY JANEL K
700 WOOD LN
SARASOTA FL 34237-8342

Property Address
700 WOOD LN 002

Old Account Number
0054-02-0024

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0200

Escrow Code
940062

Legal Description
700 WOOD LN LOT 15 BLK C BELLEVUE TERRACE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	90,549	50,000	$40,549	$130.32
Bonds-Debt Service	0.1222	90,549	50,000	$40,549	$4.96
Mosquito Control	0.0550	90,549	50,000	$40,549	$2.23
Sarasota Memorial Hospital	1.0420	90,549	50,000	$40,549	$42.25
SW FL Water Management Dist.	0.2955	90,549	50,000	$40,549	$11.98
West Coast Inland Navigation	0.0394	90,549	50,000	$40,549	$1.60
Sarasota School Board					
School District Fund	5.5030	90,549	25,000	$65,549	$360.72
School Capital Impr	1.5000	90,549	25,000	$65,549	$98.32
City of Sarasota	3.2632	90,549	50,000	$40,549	$132.32
City of Sarasota Debt Service	0.2518	90,549	50,000	$40,549	$10.21
Emergency Medical Services	0.6600	90,549	50,000	$40,549	$26.76

Total Millage	15.9461	Total Taxes	$821.67

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$116.73
W156	Stormwater Utility	$90.65

Total Assessments	$207.38

Taxes & Assessments	$1,029.05

If Paid By	Amount Due
	$0.00

EXHIBIT 128

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7260939.0001	2018	$987.89

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 128

EXHIBIT 2

EXHIBIT 129

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005127134 1 PG
2005 JUN 13 11:54 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
TFERNANDEZ Receipt#640577

Doc Stamps have been paid

Re-recorded in correct County

Doc Stamp-Deed: 0.70

This Instrument Prepared By:
KIMBERLY L. GRAUS, ESQUIRE
Harrison, Hendrickson & Kirkland, P.A.
1206 Manatee Avenue W
Bradenton, FL 34205
File No. 8701.0000

WARRANTY DEED

THIS WARRANTY DEED made and executed this 13th day of May, 2005, between **STEVEN D. FLOCKER, a single man,** whose address is 2048 Fairfield Avenue, Sarasota, FL 34232, hereinafter called the "Grantor," and **LARRY E. HUDSPETH, a single man**, whose address is 4034 Radnor Place, Sarasota, FL 34235, hereinafter called the "Grantee":

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) 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 SARASOTA County, Florida to-wit:

Lot 35, SPRING LAKE SUBDIVISION, ADDITION NO. I, a Subdivision, according to the Plat thereof as recorded in Plat Book 9, Page 40, of the Public Records of Sarasota County, Florida.

PARCEL I.D. # 0070020018.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes for the current year and subject to reservations, restrictions, limitations, conditions and easements of record, and zoning and other governmental regulations.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

2005127134

Witness #1 Signature

KIMBERLY L. GRAUS
Print Name:

Witness #2 Signature

Cynthia A. Receski
Print Name:

STEVEN D. FLOCKER
Address: 2048 Fairfield Avenue
Sarasota, FL 34232

OR BOOK 02020 PAGES 6309 - 6309
MANATEE COUNTY CLERK COURT
1 PAGES(S)
RECORDED; 5/17/2005 10:54:14 AM

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

I HEREBY CERTIFY that on this 13th day of May, 2005 before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **LARRY E. HUDSPETH, a single man,** ☐ who is personally known to me or ☑ who produced Fl. Drivers License as identification, who did not take an oath, and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed.

NOTARY PUBLIC STATE OF FLORIDA
Kimberly L. Graus
Commission # DD 061717
Expires Oct. 1, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Print Name:
Notary Public - State of Florida
Commission Number:
My Commission Expires:

File No.: **8701-000**

EXHIBIT 130

Sarasota County Tax Collector

generated on 5/3/2019 1:11:25 PM EDT

Tax Record

Last Update: 5/3/2019 1:10:51 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070020018	REAL ESTATE	2018

Mailing Address
HUDSPETH LARRY E
4034 RADNOR PL
SARASOTA FL 34233-1304

Property Address
4034 RADNOR PL 001

Old Account Number
0070-02-0018

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 4366

Millage Code
0100

Escrow Code
940143

Legal Description
4034 RADNOR PL LOT 35 SPRING LAKE SUB ADD 1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	54,366	29,366	$25,000	$80.35
Bonds-Debt Service	0.1222	54,366	29,366	$25,000	$3.06
Mosquito Control	0.0550	54,366	29,366	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	54,366	29,366	$25,000	$26.05
SW FL Water Management Dist.	0.2955	54,366	29,366	$25,000	$7.39
West Coast Inland Navigation	0.0394	54,366	29,366	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	54,366	25,000	$29,366	$161.60
School Capital Impr	1.5000	54,366	25,000	$29,366	$44.05
Emergency Medical Services	0.6600	54,366	29,366	$25,000	$16.50

Total Millage	12.4311	Total Taxes	$341.37

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$72.70
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$322.83

Taxes & Assessments	$664.20

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 130

EXHIBIT 2

11/28/2018	PAYMENT	7235248.0001	2018	$637.63

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 130

EXHIBIT 131

9.00
1.50
.55

Warranty Deed

857870

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.

This Indenture made this 22 day of February A.D. 19 88, by and between

PEYTON HURST, the unremarried widower and surviving spouse of HAZEL HURST, deceased.

hereinafter referred to as Grantor, and

GARY P. HURST

hereinafter referred to as Grantee, whose post office address is 526 South Pelican Drive
Sarasota, Florida 34237

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:

Lot 15, Terrace Gardens "C" Subdivision, as per plat thereof as recorded in Plat Book 5, Page 88, Public Records of Sarasota County, Florida, together with all furniture, furnishings and fixtures contained therein.

Subject to any valid easements, reservations or restrictions of record and taxes for the current year.

O.R. 2012 PG 1961

Documentary Tax Pd.$ .55
Intangible Tax Pd.$ _____
Karen E. Rushing, Clerk Sarasota County
By: D. Wright
Deputy Clerk

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; that Grantee shall have quiet enjoyment thereof; and that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

Signed, sealed and delivered
in the presence of:

Sylvia K. VanDiegen
Sarah Mahan

Peyton Hurst (SEAL)
PEYTON HURST

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF Florida)
COUNTY OF Sarasota)

I Hereby Certify that on this day, before me, an officer duly authorized to take acknowledgments in the state and county named above, personally appeared PEYTON HURST

to me known to be the persons described in and who executed the foregoing deed and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal in the state and county named above this 22 day of February, 19 88

Sandra W. Getzen
Notary Public
My commission expires: Notary Public, State of Florida at Large
My Commission Expires Nov. 30, 1991

Prepared by: George A. Dietz
Williams, Parker, Harrison, Dietz and Getzen
1550 Ringling Blvd., P. O. Box 3258
Sarasota, Florida 34230

EXHIBIT 131
EXHIBIT 2

EXHIBIT 132

Sarasota County Tax Collector

generated on 5/3/2019 1:11:58 PM EDT

Tax Record

Last Update: 5/3/2019 1:11:26 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029140011	REAL ESTATE	2018

Mailing Address
HURST GARY P
3342 PINE VALLEY DR
SARASOTA FL 34239-4331

Property Address
526 PELICAN DR S 002

Old Account Number
2029-14-0011

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code
999999

Legal Description
526 PELICAN DR S LOT 15, TERRACE GARDENS C

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	168,400	0	$168,400	$541.24
Bonds-Debt Service	0.1222	168,400	0	$168,400	$20.58
Mosquito Control	0.0550	168,400	0	$168,400	$9.26
Sarasota Memorial Hospital	1.0420	168,400	0	$168,400	$175.47
SW FL Water Management Dist.	0.2955	168,400	0	$168,400	$49.76
West Coast Inland Navigation	0.0394	168,400	0	$168,400	$6.64
Sarasota School Board					
School District Fund	5.5030	168,400	0	$168,400	$926.70
School Capital Impr	1.5000	168,400	0	$168,400	$252.60
City of Sarasota	3.2632	168,400	0	$168,400	$549.52
City of Sarasota Debt Service	0.2518	168,400	0	$168,400	$42.40
Emergency Medical Services	0.6600	168,400	0	$168,400	$111.14

Total Millage	15.9461	Total Taxes	$2,685.31

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$127.78
W156	Stormwater Utility	$90.65

Total Assessments	$218.43

Taxes & Assessments	$2,903.74

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 132

EXHIBIT 2

3/28/2019	PAYMENT	1050675.0001	2018	$3,601.90
12/13/2018	PAYMENT	9087433.0001	2018	$1,430.87
6/28/2018	PAYMENT	9116280.0001	2018	$706.53

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 133

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001109114 1 PG
2001 JUL 31 05:47 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#070738
Doc Stamp-Deed: 924.00

Return to
Name
Address

This Instrument Prepared
Laurie S. Lynn
Executive Title Insurance Services, Inc.
2300 Bee Ridge Road Suite 305
Sarasota, Florida 34239

6' 924.00 7/24/09

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it

Property Appraisers Parcel I.D (Folio) Number(s)
60-03-0044
Grantee(s) S S.#(s): _____
File No:**10010489**

2001109114

WARRANTY DEED

This Warranty Deed Made the **27th day of July, 2001**, by **Kenneth W. Stoner and Beth A. Stoner, Husband and Wife**, , hereinafter called the grantor, whose post office address is: 4983 Cedar Oak Way, Sarasota, FL 34233

to **Paul K. Hutchison and Daphne J. Hutchison, Husband and Wife,** whose post office address is. 2128 Greendale Dr., Sarasota, FL 34232, hereinafter called the grantee,

WITNESSETH That said grantor, for and in consideration of the sum of $10 00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, Florida, viz

Lot 971, SARASOTA SPRINGS, UNIT NO 9, as per plat thereof recorded in Plat Book 8, Page 24, of the Public Records of Sarasota County, Florida.

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 whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000, reservations, restrictions and easements of record, if any
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Witness Signature _____ **Kenneth W. Stoner**
Printed Name Laurie S. Lynn

Witness Signature _____ **Beth A. Stoner**
Printed Name Martha P. Warren

(TWO SEPARATE WITNESSES REQUIRED)

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 27th **day of** July, 2001, by **Kenneth W. Stoner and Beth A. Stoner, Husband and Wife**, who is/are personally known to me or who has/have produced driver license(s) as identification

My Commission Expires

SEAL

LAURIE S. LYNN MY COMMISSION EXPIRES July 20, 2004 #CC 956074 Bonded thru Notary Public Underwriters NOTARY PUBLIC STATE OF FLORIDA

Notary Signature
Print Name:
Serial Number

EXHIBIT 134

Sarasota County Tax Collector

generated on 5/3/2019 1:12:27 PM EDT

Tax Record

Last Update: 5/3/2019 1:11:55 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030044	REAL ESTATE	2018

Mailing Address
HUTCHISON PAUL K
HUTCHISON DAPHNE J
2128 GREENDALE DR
SARASOTA FL 34232-3714

Property Address
2128 GREENDALE DR 001

Old Account Number
0060-03-0044

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940182

Legal Description
2128 GREENDALE DR LOT 971 SARASOTA SPRINGS UNIT 9

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	98,588	50,000	$48,588	$156.16
Bonds-Debt Service	0.1222	98,588	50,000	$48,588	$5.94
Mosquito Control	0.0550	98,588	50,000	$48,588	$2.67
Sarasota Memorial Hospital	1.0420	98,588	50,000	$48,588	$50.63
SW FL Water Management Dist.	0.2955	98,588	50,000	$48,588	$14.36
West Coast Inland Navigation	0.0394	98,588	50,000	$48,588	$1.91
Sarasota School Board					
School District Fund	5.5030	98,588	25,000	$73,588	$404.95
School Capital Impr	1.5000	98,588	25,000	$73,588	$110.38
Emergency Medical Services	0.6600	98,588	50,000	$48,588	$32.07

Total Millage	12.4311	Total Taxes	$779.07

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$140.57
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$546.95

Taxes & Assessments	$1,326.02

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	7226832.0001	2018	$1,272.98

EXHIBIT 134
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 134
EXHIBIT 2

EXHIBIT 135

10.50
3,675.00

This Instrument Prepared by:
Peter Z. Skokos, Esq.
NORTON, HAMMERSLEY, LOPEZ
& SKOKOS, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236

(2)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003217579 2 PGS
2003 OCT 27 05:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCOURSEY Receipt#392748

Doc Stamp-Deed: 3,675.00

2003217579

WARRANTY DEED

This Warranty Deed is made this 27th day of October, 2003, by **William S. Ledgerwood and Helen B. Ledgerwood, husband and wife**, hereinafter collectively referred to as "Grantor," to **Izmirlian Properties, LLC, a Florida limited liability company,** whose post office address is 4055 Bee Ridge Road, Sarasota, Florida 34233, hereinafter referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, its successors and assigns forever the following described real property in Sarasota County, Florida:

> Lots 1 & 2, Block C, SPRING LAKE SUBDIVISION, according to the plat thereof, recorded in Plat Book 8, Page 19, of the Public Records of SARASOTA County Florida; LESS that part lying South of a line 50 feet North of the South Line of Township 36 South, Sarasota County, Florida.
>
> The Data Processing Number of the above described real property is 0061-15-0010.

Subject to governmental regulations and real property taxes for the current year and subsequent years.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

The above described property does not constitute the Grantor's homestead property nor is it

INSTRUMENT # 2003217579
2 PGS

The above described property does not constitute the Grantor's homestead property nor is it contiguous thereto.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:

Print Name: GINA M. BROWN

William S. Ledgerwood

Print Name: Pete Stalcos

Address: 7139 Boca Grove Place, #101
Bradenton, Florida 34202

Print Name: GINA M. BROWN

Helen B. Ledgerwood

Print Name: Pete Stalcos

Address: 7139 Boca Grove Place, #101
Bradenton, Florida 34202

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27th day of October, 2003, by William S. Ledgerwood and Helen B. Ledgerwood, husband and wife.

Notary Public:
Print Name:
My Commission Expires: GINA M. BROWN

Personally Known _____ (OR) Produced Identification ✓
Type of identification produced Florida D.L.

GINA M. BROWN
MY COMMISSION # DD 086467
EXPIRES: May 10, 2006
Bonded Thru Notary Public Underwriters

EXHIBIT 136

Sarasota County Tax Collector

generated on 5/3/2019 1:13:26 PM EDT

Tax Record

Last Update: 5/3/2019 1:12:53 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061150010	REAL ESTATE	2018

Mailing Address
IZMIRLIAN PROPERTIES LLC
2205 ALPINE AVE
SARASOTA FL 34239

Property Address
4055 BEE RIDGE RD 001

Old Account Number
0061-15-0010

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
4055 BEE RIDGE RD LOTS 1 & 2 BLK C LESS THAT PART LYING S OF A LINE 50 FT N OF S LINE OF TWP 36 OR 1626/0443 SPRING LAKE SUB

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	389,000	0	$389,000	$1,250.25
Bonds-Debt Service	0.1222	389,000	0	$389,000	$47.54
Mosquito Control	0.0550	389,000	0	$389,000	$21.40
Sarasota Memorial Hospital	1.0420	389,000	0	$389,000	$405.34
SW FL Water Management Dist.	0.2955	389,000	0	$389,000	$114.95
West Coast Inland Navigation	0.0394	389,000	0	$389,000	$15.33
Sarasota School Board					
School District Fund	5.5030	389,000	0	$389,000	$2,140.67
School Capital Impr	1.5000	389,000	0	$389,000	$583.50
Emergency Medical Services	0.6600	389,000	0	$389,000	$256.74

Total Millage	12.4311	Total Taxes	$4,835.72

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$413.96
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$115.17

Total Assessments	$694.13

Taxes & Assessments	$5,529.85

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/10/2018	PAYMENT	5509845.0001	2018	$5,308.66

EXHIBIT 136

EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 136

EXHIBIT 2

EXHIBIT 137

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013126773 1 PG
2013 SEP 12 01:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
EOLIVA Receipt#1664190

2013126773

PATRICIA BARRON

Prepared by and Return to:
Alyssa M. Nohren, Esq./P. Barron
Icard, Merrill, Cullis, Timm Furen & Ginsburg, P.A.
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202

No Documentary Stamps are due as this conveyance is pursuant to Marital Settlement Agreement of the parties Case No. 2013-DR-5194-NC in the Circuit Court of the Twelfth Judicial Court, in and for Sarasota County, Florida, in the parties disolution proceedings

This Quit Claim Deed is being prepared without the benefit of a Title Search

Quit Claim Deed

Made this 9th day of April, 2013, A.D. By Springview LLC, a Florida limited liability company, whose post office address is: P.O. Box 5668, Sarasota, FL 34277, hereinafter called the Grantor, to JACTRACE, LLC, a Florida limited liability company, whose post office address is: PO Box 5668, Sarasota, FL 34242, hereinafter called the Grantee:

(Whenever used herein the term "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 ZERO DOLLARS ($0.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate in Sarasota County, Florida, viz:

Lot 55, Block 3, Tamaron, Unit No. 3, a Subdivision as per plat thereof recorded n Plat Book 25, Page(s) 5 and 5A, of the Public Records of Sarasota County, Florida

AKA: 1640 Springwood Drive, Sarasota, FL

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon nor on any property contiguous thereto.

Parcel ID Number: 0053-11-0056

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Barbara Mandel
Print Name: Barbara Mandel

Print Name: Alyssa M. Nohren

Springview LLC, a Floria limited liability company

Charles A. Knowles, Managing Member

Deborah Knowles, Managing Member

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 9th day of April, 2013, by Charles A. Knowles as Managing Member and Deborah Knowles as Managing Member of Springview LLC, a Florida limited liability company, who is personally known to me or who has produced Florida D.L. as identification.

Notary Public
My Commission Expires: Alyssa M. Nohren

Notary Public State of Florida
Alyssa M Nohren
My Commission DD958526
Expires 02/24/2014

EXHIBIT 138

Sarasota County Tax Collector

generated on 5/3/2019 2:54:38 PM EDT

Tax Record

Last Update: 5/3/2019 2:54:05 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053110056	REAL ESTATE	2018

Mailing Address
JACTRACE LLC
PO BOX 5668
SARASOTA FL 34277-5668

Property Address
1640 SPRINGWOOD DR 001

Old Account Number
0053-11-0056

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
1640 SPRINGWOOD DR LOT 55, BLK 3, TAMARON UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	169,289	0	$169,289	$544.09
Bonds-Debt Service	0.1222	169,289	0	$169,289	$20.69
Mosquito Control	0.0550	169,289	0	$169,289	$9.31
Sarasota Memorial Hospital	1.0420	169,289	0	$169,289	$176.40
SW FL Water Management Dist.	0.2955	169,289	0	$169,289	$50.02
West Coast Inland Navigation	0.0394	169,289	0	$169,289	$6.67
Sarasota School Board					
School District Fund	5.5030	181,000	0	$181,000	$996.05
School Capital Impr	1.5000	181,000	0	$181,000	$271.50
Emergency Medical Services	0.6600	169,289	0	$169,289	$111.73

Total Millage	12.4311	Total Taxes	$2,186.46

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$132.32
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$382.45

Taxes & Assessments	$2,568.91

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	5529373.0001	2018	$2,466.15

EXHIBIT 138

EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 138

EXHIBIT 2

EXHIBIT 139

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004242142 2 PGS
2004 DEC 21 10:48 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
TRAIN 3 Receipt#561727
Doc Stamp-Deed: 0.70

2004242142

THIS INSTRUMENT PREPARED BY:

KENNETH D. CHAPMAN
CHAPMAN, CHAPMAN & CHAPMAN, P.A.
1920 Golf Street
Sarasota, Florida 34236
(941) 366-1600

Parcel Identification No. 0052-04-0001

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 11 day of November, 2004, by **THE PARKING COMPANY,** a Florida corporation, hereinafter referred to as "Grantor," to **JB HOLDINGS OF SARASOTA, L.L.C.,** a Florida Limited Liability Company, whose post office address is 7225 Proctor Road, Sarasota, Florida 34241, hereinafter referred to as "Grantee".

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee his heirs and assigns forever the following described real property in Sarasota County, Florida:

Begin at the NW corner of Section 27, Township 36 South, Range 18 East, thence assuming that the West line of said Section 27 is a North-South bearing, run South along said West line of Section 27, 468.7 feet. Thence North 88°42'00" East and parallel to the North line of said Section 27, 420 feet. Then North and parallel to the West line of Said Section 27, 468.7 feet. Thence South 88°42'00" West along the North line of said Section 27, 420 feet to a Point of Beginning. LESS therefrom, the right-of-way of the Seaboard Airline Railroad and also LESS the West 40 feet from Beneva Road, all lying and being in the Northwest quarter of Section 27, Township 36 South, Range 18 East.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

THIS DEED IS BEING GIVEN TO COMPLETE A REVERSE 1031 EXCHANGE

INSTRUMENT # 2004242142
2 PGS

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty deed the date set forth above.

WITNESSES:

Print Name: Karen L. Weir

Print Name: Nancy W Commingore

THE PARKING COMPANY
a Florida Corporation

By: _____
DAVID D. BONE
President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 11 day of November 2004, by DAVID D. BONE, President of THE PARKING COMPANY, a Florida corporation, on behalf of the company.

NOTARY PUBLIC

Personally Known ✓ (OR) Produced Identification _____
Type of Identification produced _____

NANCY W. COMINGORE
Comm# DD0083309
Expires 10/17/2006
Bonded thru (800)432-4254
Florida Notary Assn., Inc

EXHIBIT 139
EXHIBIT 2

EXHIBIT 140

Sarasota County Tax Collector

generated on 5/6/2019 12:20:44 PM EDT

Tax Record

Last Update: 5/6/2019 12:20:10 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040001	REAL ESTATE	2018

Mailing Address
JB HOLDINGS OF SARASOTA LLC
7225 PROCTOR RD
SARASOTA FL 34241-9398

Property Address
735 BENEVA RD S 001

Old Account Number
0052-04-0001

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
735 BENEVA RD S BEG NW COR SEC 27-36-18 TH S 468.7 FT TH N 88-42 E 420 FT TH N 469.4 FT TH S 88-42 W 420 FT TO POB, LESS RR R/W, LESS W 40 FT FOR BENEVA RD R/W, ALSO LESS OIL & MINERAL RIGHTS, CONTAINING 3.2 C-AC M/L

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	1,168,100	0	$1,168,100	$3,754.27
Bonds-Debt Service	0.1222	1,168,100	0	$1,168,100	$142.74
Mosquito Control	0.0550	1,168,100	0	$1,168,100	$64.25
Sarasota Memorial Hospital	1.0420	1,168,100	0	$1,168,100	$1,217.16
SW FL Water Management Dist.	0.2955	1,168,100	0	$1,168,100	$345.17
West Coast Inland Navigation	0.0394	1,168,100	0	$1,168,100	$46.02
Sarasota School Board					
School District Fund	5.5030	1,168,100	0	$1,168,100	$6,428.06
School Capital Impr	1.5000	1,168,100	0	$1,168,100	$1,752.15
Emergency Medical Services	0.6600	1,168,100	0	$1,168,100	$770.95

Total Millage	12.4311	Total Taxes	$14,520.77

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$3,351.71
W056	Stormwater Utility	$1,589.50

Total Assessments	$4,941.21

Taxes & Assessments	$19,461.98

If Paid By	Amount Due
	$0.00

EXHIBIT 140

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2018	PAYMENT	9054486.0001	2018	$18,683.50

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 141

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999091182 1 PG
1999 JUL 02 04:48 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCOURSEY Receipt#118520

Doc Stamp-Deed: 1,491.00

Prepared By And When
Recorded, Return To:
JEFFERSON F. RIDDELL, P.A.
3400 S. Tamiami Trail
Sarasota, FL 34239
File #: **1339*99-333**
Parcel ID #: **0071-08-0026**
343
Grantee(s) SS #:

WARRANTY DEED

1999091182

This WARRANTY DEED, dated this 28th day of **June, 1999**, by

Elizabeth S. Buchanan, a single woman and George Mabe, Jr. and Opal Mabe, husband and wife, hereinafter called **GRANTOR**,

whose post office address is: **8210 Hugh Alison Place, Sarasota, FL 34240**

Daniel L. Jadush and Kristin Jadush, husband and wife, hereinafter called the **GRANTEE**,

whose post office address is: **4460 Golden Lake Drive, Sarasota, FL 34233**

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Sarasota** County, Florida, viz:

Lot 15, MCINTOSH LAKE SUBDIVISION, according to the plat thereof, recorded in Plat Book 36, Page 25 through 25A of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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 whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

WITNESSESES:

Signature: Crystal Kakara
Print Name: CRYSTAL KAKARA
Signature: Lynn Shori
Print Name: LYNN SHORI

Elizabeth S. Buchanan
Elizabeth S. Buchanan

George Mabe Jr
George Mabe, Jr.

Opal Mabe
Opal Mabe

State of **FLORIDA**
County of **SARASOTA**

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of **June,1999**
by **Elizabeth S. Buchanan and George Mabe, Jr. and Opal Mabe**
who is/are personally known to me or who produced DL as identification.

Notary Seal:

NOTARY PUBLIC STATE OF FLORIDA
Crystal Kakara
Commission # CC 808827
Expires Mar. 10, 2001
Bonded Thru
Atlantic Bonding Co., Inc.

Crystal Kakara
Signature **Notary Public**

Print Line

EXHIBIT 142

Sarasota County Tax Collector

generated on 5/3/2019 1:13:57 PM EDT

Tax Record

Last Update: 5/3/2019 1:13:25 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071080026	REAL ESTATE	2018

Mailing Address
JADUSH KRISTIN
JADUSH DANIEL L
4460 GOLDEN LAKE DR
SARASOTA FL 34233-1978

Property Address
4460 GOLDEN LAKE DR 001

Old Account Number
0071-08-0026

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0100

Escrow Code

Legal Description
4460 GOLDEN LAKE DR LOT 15 MCINTOSH LAKE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	219,000	50,000	$169,000	$543.17
Bonds-Debt Service	0.1222	219,000	50,000	$169,000	$20.65
Mosquito Control	0.0550	219,000	50,000	$169,000	$9.30
Sarasota Memorial Hospital	1.0420	219,000	50,000	$169,000	$176.10
SW FL Water Management Dist.	0.2955	219,000	50,000	$169,000	$49.94
West Coast Inland Navigation	0.0394	219,000	50,000	$169,000	$6.66
Sarasota School Board					
School District Fund	5.5030	219,000	25,000	$194,000	$1,067.58
School Capital Impr	1.5000	219,000	25,000	$194,000	$291.00
Emergency Medical Services	0.6600	219,000	50,000	$169,000	$111.54

Total Millage	12.4311	Total Taxes	$2,275.94

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$176.01
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$382.37

Taxes & Assessments	$2,658.31

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 142

EXHIBIT 2

3/22/2019	PAYMENT	9107087.0001	2018	$2,658.31

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 142

EXHIBIT 2

EXHIBIT 143

2

10:50
634.38
317.79

This Warranty Deed

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002193892 2 PGS
2002 NOV 21 09:34 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#244912
Doc Stamp-Deed: 317.80

2002193892

Made this 8th day of November A.D. 2002
by Bob Allen Jefferson, joined by his wife, Lori Ann Jefferson

whose post office address is: 3740 Teate Dr., Sarasota, Florida 34232
hereinafter called the grantor, to
BOB ALLEN JEFFERSON and LORI ANN JEFFERSON, husband and wife

whose post office address is:
3740 TEATE DRIVE
SARASOTA, FLORIDA 34232
Grantees' SSN:

hereinafter called the grantee:

(Whenever used herein the term "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 $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for the current year.

Parcel Identification Number: 0052-05-0009

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2002

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Kathleen V. Gomez
Name:

Witness Karla J. Neumann
Name:

Witness
Name:

Witness
Name:

Bob Allen Jefferson LS
Name & Address: BOB ALLEN JEFFERSON

Lori Ann Jefferson LS
Name & Address: Lori Ann Jefferson

LS
Name & Address:

LS
Name & Address:

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 8th day of November, 2002, by BOB ALLEN JEFFERSON, joined by his wife, Lori Ann Jefferson

who is personally known to me or who has produced Florida Drivers Lic. as identification.

KARLA J NEUMANN
Notary Public - State of Florida
My Commission Expires Jun 29, 2006
Commission # DD 107948
Bonded By National Notary Assn.

Karla J Neumann
Notary Public
Print Name:
My Commission Expires:

PREPARED BY:
RECORD & RETURN TO:
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
2033 Main Street, Suite 600
Sarasota, Florida 34237
File No: 37527-58869/nf

WD-1
5/93

173

OFFICIAL RECORDS INSTRUMENT # 2002193892 2 pgs

EXHIBIT "A"

A parcel of land situate in Section 27, Township 36 South, Range 18 East, Sarasota County, Florida, is more particularly described as follows:

Commence at the West 1/4 corner of the NW 1/4 of said Section 27; thence N 89°26'05" East along the South line of the NW 1/4 of the NW 1/4 of said Section 27, 910.92 feet for a point of beginning; thence N 0°47'40" East, 254.32 feet; thence S 89°12'20" East 144.29 feet to the Westerly right-of-way line of Seaboard Railroad (100 foot right-of-way); thence S 12°01'00" East along said Westerly right-of-way line 255.92 feet to said South line of NW 1/4 of the NW 1/4; thence S 89°26'05" West along said South line, 201.09 feet to the point of beginning.

TOGETHER WITH use of a 35 foot wide non-exclusive easement for right-of-way purposes as described in Official Records Book 246, Page 262, Public Records of Sarasota County, Florida.

ALSO INCLUDING use of a 17.5 foot wide easement in O.R. 1138, Page 268, O.R. 1138, Page 270 and O.R. 1790, Page 1534 for ingress and egress to the above described parcel, being a continuation of the South 1/2 of the 35 foot wide non-exclusive right-of-way easement as described in O.R. 246, Page 262, Public Records of Sarasota County, Florida.

EXHIBIT 144

Sarasota County Tax Collector

generated on 5/3/2019 2:48:32 PM EDT

Tax Record

Last Update: 5/3/2019 2:48:00 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052050009	REAL ESTATE	2018

Mailing Address
JEFFERSON BOB A
JEFFERSON LORI ANN
3740 TEATE DR
SARASOTA FL 34232-2420

Property Address
3740 TEATE DR 001

Old Account Number
0052-05-0009

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940114

Legal Description
3740 TEATE DR COM AT W 1/4 COR OF NW 1/4 OF SEC 27 TH N-89-26-05-E 910.92 FT FOR POB TH N-0-47-40-E 254.32 FT TH S-89-12-20-E 144.29 FT TH S- 12-01-E ALG SCL RR R/W 255.92 FT TH S-89-26-05-W 201.09 FT TO POB CONTAINING 1 AC M/L

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	111,630	50,000	$61,630	$198.08
Bonds-Debt Service	0.1222	111,630	50,000	$61,630	$7.53
Mosquito Control	0.0550	111,630	50,000	$61,630	$3.39
Sarasota Memorial Hospital	1.0420	111,630	50,000	$61,630	$64.22
SW FL Water Management Dist.	0.2955	111,630	50,000	$61,630	$18.21
West Coast Inland Navigation	0.0394	111,630	50,000	$61,630	$2.43
Sarasota School Board					
School District Fund	5.5030	111,630	25,000	$86,630	$476.72
School Capital Impr	1.5000	111,630	25,000	$86,630	$129.95
Emergency Medical Services	0.6600	111,630	50,000	$61,630	$40.68

Total Millage	12.4311	Total Taxes	$941.21

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$111.84
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

Total Assessments	$423.26

Taxes & Assessments	$1,364.47

If Paid By	Amount Due
	$0.00

EXHIBIT 144

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7247812.0001	2018	$1,309.89

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 144

EXHIBIT 2

EXHIBIT 145

Please Return to:
Dickinson & Gibbons, P.A.
P. O. Box 3979, Sarasota, FL 34230

104

6.00
646.50

RECORDED IN OFFICIAL RECORDS
98 APR 16 PM 5:10
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

98049369

** OFFICIAL RECORDS **
BOOK 3095 PAGE 2093

Parcel ID Number: 0060-06-0077
Grantee #1 TIN:

Warranty Deed

This Indenture, Made this 16 day of **April**, 1998 A.D., **Between**
JULIE A.TICKLE, a single woman,

of the County of **Sarasota**, State of **Florida**, **grantor,** and
LINDA L. JONES, a single woman,

whose address is: **2322 Greendale Drive, Sarasota, Florida 34232**

of the County of **Sarasota**, State of **Florida**, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ---------- **TEN & NO/100($10.00)** ---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by 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 the County of **Sarasota** State of **Florida** to wit:

Lot 963, SARASOTA SPRINGS, UNIT 9, as per Plat thereof recorded in Plat Book 8, Page 24, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1997.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appurtaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of all encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof,

Receipt #: 000000570339-02
Doc Stamp-Deed : 640.50
Karen E. Rushing, Sarasota C
By: _____ D.C.

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

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

FIRST WITNESS
Print Name: Evan Berlin

SECOND WITNESS
Print Name: AUDREY L. KESSLER

Julie A. Tickle (Seal)
JULIE A.TICKLE
P.O. Address 2322 Greendale Drive, Sarasota, FL 34232

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 16 day of **April**, **1998** by **JULIE A.TICKLE,**

who is personally known to me or who has produced her Florida drivers license as identification.

This Document Prepared By:
Evan N. Berlin, Esquire
Dickinson & Gibbons, PA
1750 Ringling Blvd.
Sarasota, FL 34236

OFFICIAL NOTARY SEAL
AUDREY L KESSLER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC570137
MY COMMISSION EXP. JULY 24,2000

Audrey L. Kessler
Printed Name:
NOTARY PUBLIC
My Commission Expires:

© Display Systems, Inc. 1997
(941) 763-5555 Form FLWD-2

EXHIBIT 146

Sarasota County Tax Collector

generated on 5/3/2019 2:50:46 PM EDT

Tax Record

Last Update: 5/3/2019 2:50:15 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060060077	REAL ESTATE	2018

Mailing Address
JONES LINDA L
2322 GREENDALE DR
SARASOTA FL 34232-3718

Property Address
2322 GREENDALE DR 001

Old Account Number
0060-06-0077

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
2322 GREENDALE DR LOT 963 SARASOTA SPRINGS UNIT 9

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	84,323	50,000	$34,323	$110.31
Bonds-Debt Service	0.1222	84,323	50,000	$34,323	$4.19
Mosquito Control	0.0550	84,323	50,000	$34,323	$1.89
Sarasota Memorial Hospital	1.0420	84,323	50,000	$34,323	$35.76
SW FL Water Management Dist.	0.2955	84,323	50,000	$34,323	$10.14
West Coast Inland Navigation	0.0394	84,323	50,000	$34,323	$1.35
Sarasota School Board					
School District Fund	5.5030	84,323	25,000	$59,323	$326.46
School Capital Impr	1.5000	84,323	25,000	$59,323	$88.98
Emergency Medical Services	0.6600	84,323	50,000	$34,323	$22.65

Total Millage	12.4311	Total Taxes	$601.73

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$122.19
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$528.57

Taxes & Assessments	$1,130.30

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/11/2018	PAYMENT	5531333.0001	2018	$1,096.39

EXHIBIT 146
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 147

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002142453 2 PGS
2002 AUG 30 03:38 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#211785
Doc Stamp-Deed: 0.70

2002142453

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 16TH day of August, 2002, by Vernon L. Kick, a married man, whose post office address is 1742 Springwood Drive, Sarasota, Florida 34232, **"GRANTOR"**, to Vernon L. Keck and Deborah Keck, husband and wife, jointly with right of survivorship, whose post office address is 1742 Springwood Drive, Sarasota, Florida 34232, **"GRANTEES"**.

(Wherever used herein the terms "GRANTOR" and "GRANTEES" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor for and in consideration of the sum of $10.00 in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida,
to-wit:

LOT 59, BLOCK 3, TAMARON, UNIT NO. 3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGES 5 AND 5A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SUBJECT TO covenants, restrictions, easements of records and taxes for the current year.

Parcel Identification Number: 0053-11-0052.

TO HAVE AND TO HOLD the same together with all right, title, and interest of the said Grantor, forever.

OFFICIAL RECORDS INSTRUMENT # 2002142453 2 pgs

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

Signed, sealed and delivered
in presence of:

Vernon L. Keck
VERNON L. KECK

~~Print name of Witness~~ KB

Angela Kimball
Angela Kimball
Print name of Witness

*William C. Harned
~~VERNON L. KECK~~ KB
NAME OF WITNESS
WILLIAM C. HARNED

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16TH day of August, 2002, by Vernon L. Keck who is personally known to me or who has produced DL K200872303/1 as identification, and by the witnesses; ANGELA KIMBALL, ~~who is known to me or~~ has produced KIMBALL as identification, and WILLIAM C. HARNED, who is known to me ~~or has produced~~ ~~as identification~~.

Kristian E. Bieber
MY COMMISSION # DD089054 EXPIRES
February 4, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public
KRIS BIEBER
Printed Name of Notary

My Commission Expires: 02/04/06

EXHIBIT 147

EXHIBIT 2

EXHIBIT 148

Sarasota County Tax Collector

generated on 5/3/2019 2:51:38 PM EDT

Tax Record

Last Update: 5/3/2019 2:51:06 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053110052	REAL ESTATE	2018

Mailing Address
KECK DEBORAH
1742 SPRINGWOOD DR
SARASOTA FL 34232-3351

Property Address
1742 SPRINGWOOD DR 001

Old Account Number
0053-11-0052

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
DX 500
HX 25000
H2 25000
WX 500

Millage Code
0100

Escrow Code
940143

Legal Description
1742 SPRINGWOOD DR LOT 59 BLK 3 TAMARON UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	113,415	51,000	$62,415	$200.60
Bonds-Debt Service	0.1222	113,415	51,000	$62,415	$7.63
Mosquito Control	0.0550	113,415	51,000	$62,415	$3.43
Sarasota Memorial Hospital	1.0420	113,415	51,000	$62,415	$65.04
SW FL Water Management Dist.	0.2955	113,415	51,000	$62,415	$18.44
West Coast Inland Navigation	0.0394	113,415	51,000	$62,415	$2.46
Sarasota School Board					
School District Fund	5.5030	113,415	26,000	$87,415	$481.04
School Capital Impr	1.5000	113,415	26,000	$87,415	$131.12
Emergency Medical Services	0.6600	113,415	51,000	$62,415	$41.19

Total Millage	12.4311	Total Taxes	$950.95

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$137.91
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$388.04

Taxes & Assessments	$1,338.99

If Paid By	Amount Due
	$0.00

EXHIBIT 148

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7235046.0001	2018	$1,285.43

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 148

EXHIBIT 2

EXHIBIT 149

6.00
916.00

This Warranty Deed

97145965

** OFFICIAL RECORDS **
BOOK 3046 PAGE 2108

Made this 15th day of December A.D. 19 97
by Timothy I. Yocum, a single man

hereinafter called the grantor, to
Kenneth J. Kellner and Margaret A. Kellner, husband and wife

whose post office address is:
312 South Street
Vernon, CT 06066
Grantees' Tax Id # :

Receipt #: 000000542372-01
Doc Stamp-Deed : 966.00
Karen E. Rushing, Sarasota C.
By: [signature] D.C.

hereinafter called the grantee:

(Whenever used herein the term "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 $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 5, MEADOWLAND, according to the plat thereof recorded in Plat Book 25, Page(s) 48, 48A and 48B, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 70-15-0040

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[signature]
Name: Susan D Decker

[signature]
Name: Kevin N Eppard

Name:

Timothy I. Yocum LS
Name & Address: Timothy I. Yocum

Name & Address: LS

Name & Address: LS

Name & Address: LS

RECORDED IN OFFICIAL RECORDS
97 DEC 18 PM 4:34
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 15th day of December 19 97 by
Timothy I. Yocum, a single man

who is personally known to me or who has produced Florida driver's license as identification.

SUSAN D. DECKER
MY COMMISSION # CC 412593
EXPIRES: October 30, 1998
Bonded Thru Notary Public Underwriters

[signature]
Notary Public
Print Name:
My Commission Expires:

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received

PREPARED BY: Susan Decker
RECORD & RETURN TO:
Security First Title Partners
2000 Webber Street
Sarasota, FL 34239
File No: 660-FA

WD-1
5/93

EXHIBIT 150

Sarasota County Tax Collector

generated on 5/3/2019 2:52:16 PM EDT

Tax Record

Last Update: 5/3/2019 2:51:44 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070150040	REAL ESTATE	2018

Mailing Address
KELLNER KENNETH J
KELLNER MARGARET A
4372 MEADOWLAND CIR
SARASOTA FL 34233-1302

Property Address
4372 MEADOWLAND CIR 001

Old Account Number
0070-15-0040

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940628

Legal Description
4372 MEADOWLAND CIR LOT 5 MEADOWLAND

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	161,552	50,000	$111,552	$358.53
Bonds-Debt Service	0.1222	161,552	50,000	$111,552	$13.63
Mosquito Control	0.0550	161,552	50,000	$111,552	$6.14
Sarasota Memorial Hospital	1.0420	161,552	50,000	$111,552	$116.24
SW FL Water Management Dist.	0.2955	161,552	50,000	$111,552	$32.96
West Coast Inland Navigation	0.0394	161,552	50,000	$111,552	$4.40
Sarasota School Board					
School District Fund	5.5030	161,552	25,000	$136,552	$751.44
School Capital Impr	1.5000	161,552	25,000	$136,552	$204.83
Emergency Medical Services	0.6600	161,552	50,000	$111,552	$73.62

Total Millage	12.4311	Total Taxes	$1,561.79

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$165.31
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$415.44
Taxes & Assessments	$1,977.23

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 150

EXHIBIT 2

11/27/2018	PAYMENT	7228372.0001	2018	$1,898.14

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 150

EXHIBIT 2

EXHIBIT 151

Rec. 6.00
Doc. 455.00
Stamps - [illegible]
Overage 1.50

93041193

** OFFICIAL RECORDS **
BOOK 2496 PAGE 2676

WARRANTY DEED BY CORPORATION

THIS WARRANTY DEED, executed this 9TH day of April, 1993, by CHARLES DESENBERG, as President of CHILLYCO, INC., a Florida corporation, having its principal place of business at 1970 Main Street, Sarasota, Florida 34236, (hereinafter called "Grantor") to BRIAN J. KEY and CHERYL A. KEY, husband and wife, whose post office address is 703 Wood Lane, Sarasota, Florida 34237, (hereinafter called "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration, 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, lying and being in the State of Florida, to-wit:

Lot 14, Block C, BELLEVUE TERRACE, according to the plat thereof as recorded in Plat Book 11, Page 24, of the Public Records of Sarasota County, Florida.

Subject to taxes and assessments for 1991 and subsequent years, all easements, rights of way and restrictions of record.

PARCEL I.D. NO. 54020025

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that it has lawfully seized of said land and fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free from all encumbrances.

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

Signed, sealed and delivered in the presence of:

Sign: Margaret Bohl
Print: Margaret Bohl

Sign: Bradley W. Hogreve
Print: Bradley W. Hogreve

CHILLYCO, INC., a Florida corporation

By: [signature]
CHARLES DESENBERG, as President

{SEAL}

TRANS NUM:00217111
DOC STAMPS PD: $455.00
INTANG. TAX PD: $.00
KAREN E RUSHING SARASOTA CO.
BY: [signature] D.C.

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared CHARLES DESENBERG, as President of CHILLYCO, INC., a Florida corporation, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced drivers license as identification and did take an oath and he acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the county and state last aforesaid this 9th day of April 1993.

My Commission Expires:

Karen M. Piurowski
NOTARY PUBLIC
Karen M. Piurowski

KAREN M. PIUROWSKI
My Comm Exp. 1-19-97
Bonded By Service Ins
No. CC249823
[ ] Personally Known [X] Other I.D.

NOTARY PUBLIC STATE OF FLORIDA

This instrument prepared by and return to:
BRADLEY W. HOGREVE, ESQUIRE
1343 Main Street, Suite 204
Sarasota, Florida 34236
(*13) 954-7750

352

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL
APR 14 AM 11:35

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED

EXHIBIT 151
EXHIBIT 2

EXHIBIT 152

Sarasota County Tax Collector

generated on 5/3/2019 2:53:01 PM EDT

Tax Record

Last Update: 5/3/2019 2:52:30 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054020025	REAL ESTATE	2018

Mailing Address
KEY BRIAN J
KEY CHERYL A
703 WOOD LN
SARASOTA FL 34237-8341

Property Address
703 WOOD LN 002

Old Account Number
0054-02-0025

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0200

Escrow Code
940166

Legal Description
703 WOOD LN LOT 14 BELLEVUE TERRACE BLK C

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	91,840	50,000	$41,840	$134.47
Bonds-Debt Service	0.1222	91,840	50,000	$41,840	$5.11
Mosquito Control	0.0550	91,840	50,000	$41,840	$2.30
Sarasota Memorial Hospital	1.0420	91,840	50,000	$41,840	$43.60
SW FL Water Management Dist.	0.2955	91,840	50,000	$41,840	$12.36
West Coast Inland Navigation	0.0394	91,840	50,000	$41,840	$1.65
Sarasota School Board					
School District Fund	5.5030	91,840	25,000	$66,840	$367.82
School Capital Impr	1.5000	91,840	25,000	$66,840	$100.26
City of Sarasota	3.2632	91,840	50,000	$41,840	$136.53
City of Sarasota Debt Service	0.2518	91,840	50,000	$41,840	$10.54
Emergency Medical Services	0.6600	91,840	50,000	$41,840	$27.61

Total Millage	15.9461	Total Taxes	$842.25

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$116.73
W156	Stormwater Utility	$90.65

Total Assessments	$207.38

Taxes & Assessments	$1,049.63

If Paid By	Amount Due
	$0.00

EXHIBIT 152

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7260940.0001	2018	$1,007.64

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 153

Case 1:19-cv-00757-EHM Document 134-5 Filed 08/05/23 Page 50 of 250

Prepared by:
John D. Dumbaugh, Esq.
Syprett, Meshad, Resnick, Lieb, Dumbaugh, Jones, Krotec & Westheimer, P.A.
1900 Ringling Boulevard
Sarasota, Florida 34236

File Number: 28963.001

Purchase Price: 105000

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2011148625 1 PG
2011 DEC 22 03:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CEAGLETO Receipt#1453213
Doc Stamp-Deed: 735.00

2011148625

General Warranty Deed

Made this December 16 2011 A.D. By **Daniel E. Gingerich, and Myra E. Gingerich, husband and wife,** whose address is: 1829 Ingram Ave., Sarasota, Florida 34232, hereinafter called the grantor, to **James Kostan, and Diane Kostan, husband and wife**, whose post office address is: 1829 Ingram Ave., Sarasota, Florida 34232, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 28, Bahia Vista Heights Subdivision, according to the plat thereof as recorded in Plat Book 9, Page 66, Public Records of Sarasota County, Florida

Parcel ID Number: **0053-14-0002**

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.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Laura G. Henry (signature)
Witness Printed Name Laura A. Henry

(signature)
Witness Printed Name John D. Dumbaugh

Daniel E. Gingerich (signature) (Seal)
Daniel E. Gingerich
Address: 1829 Ingram Ave., Sarasota, Florida 34232

Myra E. Gingerich (signature) (Seal)
Myra E. Gingerich
Address: 1829 Ingram Ave., Sarasota, Florida 34232

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 16h day of December, 2011, by Daniel E. Gingerich, and Myra E. Gingerich, husband and wife, who is/are personally known to me ~~or who has produced~~ ______________ as identification.

(signature)
Notary Public
Print Name:______________

My Commission Expires:______________

Notary Public State of Florida
John David Dumbaugh
My Commission EE054691
Expires 03/31/2015

DEED Individual Warranty Deed - Legal on Face

EXHIBIT 153
EXHIBIT 2

EXHIBIT 154

Sarasota County Tax Collector

generated on 5/3/2019 2:56:53 PM EDT

Tax Record

Last Update: 5/3/2019 2:56:20 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140002	REAL ESTATE	2018

Mailing Address
KOSTAN JAMES
KOSTAN DIANE
1829 INGRAM AVE
SARASOTA FL 34232-3244

Property Address
1829 INGRAM AVE 001

Old Account Number
0053-14-0002

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0100

Escrow Code

Legal Description
1829 INGRAM AVE LOT 28 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	119,108	50,000	$69,108	$222.11
Bonds-Debt Service	0.1222	119,108	50,000	$69,108	$8.45
Mosquito Control	0.0550	119,108	50,000	$69,108	$3.80
Sarasota Memorial Hospital	1.0420	119,108	50,000	$69,108	$72.01
SW FL Water Management Dist.	0.2955	119,108	50,000	$69,108	$20.42
West Coast Inland Navigation	0.0394	119,108	50,000	$69,108	$2.72
Sarasota School Board					
School District Fund	5.5030	119,108	25,000	$94,108	$517.88
School Capital Impr	1.5000	119,108	25,000	$94,108	$141.16
Emergency Medical Services	0.6600	119,108	50,000	$69,108	$45.61

Total Millage	12.4311	Total Taxes	$1,034.16

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$145.74
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$387.12

Taxes & Assessments	$1,421.28

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 154

EXHIBIT 2

11/15/2018	PAYMENT	5512924.0001	2018	$1,364.43

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 154

EXHIBIT 2

EXHIBIT 155

288146

WARRANTY DEED

OFF REC 695 PAGE 227

2.25

This Warranty Deed Made the 31st day of October A. D. 19 67 by

EDITH B. LAND, unremarried surviving spouse of JOHN T. LAND, deceased,

hereinafter called the grantor, to

ROY G. KRAUSE and MYRTLE N. KRAUSE, husband and wife
210 Brigge Court, Sarasota, Florida
whose postoffice address is
hereinafter called the 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 $ 10 00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

St 6.00
Fed 2.20

DOCUMENTARY UNITED STATES INTERNAL REVENUE $2.20

Lot 3, 4, 5, and 6, Block C, SPRING LAKE SUBDIVISION, as per plat thereof recorded in Plat Book 8, Page 19, of the Public Records of Sarasota County, Florida.

NOV 1 11 00 AM 67

FILED AND RECORDED
ROBERT E. KNIGHT
SARASOTA CO., FLA.

2881 46

Subject to easements and restrictions of record.

SARASOTA COUNTY

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
NOV-1'67
CONTROLLER
P.B. 19063
600

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 66.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Mathilda M. Sands — Edith B. Land (L.S.)

J. W. Heritage — (L.S.)

STATE OF FLORIDA,
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

EDITH B. LAND, unremarried surviving spouse of JOHN T. LAND, deceased

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of October A. D. 19 67.

J. W. Heritage
Notary Public
My Commission Expires

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

My Commission Expires May 10, 1971

C-2546 TAMIAMI ABSTRACT AND TITLE COMPANY
1900 MAIN BUILDING
SARASOTA, FLORIDA

EXHIBIT 155

EXHIBIT 2

EXHIBIT 156

Sarasota County Tax Collector

generated on 5/3/2019 2:57:30 PM EDT

Tax Record

Last Update: 5/3/2019 2:56:57 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061150012	REAL ESTATE	2018

Mailing Address
KRAUSE ROY G
KRAUSE MYRTLE N
3716 RADNOR PL
SARASOTA FL 34232-5043

Property Address
3716 RADNOR PL 001

Old Account Number
0061-15-0012

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000
WX 500

Millage Code
0100

Escrow Code

Legal Description
3716 RADNOR PL LOTS 3 4 5 & 6 BLK C SPRING LAKE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	130,936	50,500	$80,436	$258.52
Bonds-Debt Service	0.1222	130,936	50,500	$80,436	$9.83
Mosquito Control	0.0550	130,936	50,500	$80,436	$4.42
Sarasota Memorial Hospital	1.0420	130,936	50,500	$80,436	$83.81
SW FL Water Management Dist.	0.2955	130,936	50,500	$80,436	$23.77
West Coast Inland Navigation	0.0394	130,936	50,500	$80,436	$3.17
Sarasota School Board					
School District Fund	5.5030	130,936	25,500	$105,436	$580.22
School Capital Impr	1.5000	130,936	25,500	$105,436	$158.15
Emergency Medical Services	0.6600	130,936	50,500	$80,436	$53.09
Total Millage	12.4311	**Total Taxes**			$1,174.98

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$134.49
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$151.94
	Total Assessments	$610.91
	Taxes & Assessments	$1,785.89

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 156
EXHIBIT 2

11/21/2018	PAYMENT	9049995.0001	2018	$1,714.45

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 157

PREPARED BY and RETURN TO:
ROBERT W. BROWNING, JR., P.A.
One North Tuttle Ave.
Sarasota, FL 35237

18.50
896.00 Docs

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 200811960J 2 PGS
2008 SEP 04 09:05 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
ASAMS Receipt#1085234

Doc Stamp-Deed: 896.00

2008119603

Tax ID #0054-04-0004

WARRANTY DEED

THIS WARRANTY DEED Made and executed the 3 day of September, 2008, by **S & F PROPERTIES, LLC, a Florida limited liability company,** whose post office address is:464 Island Circle, Sarasota, Florida 34242, hereinafter called the Grantor, to **MICHAEL KRAVCHAK and VIVIAN KRAVCHAK, Husband and Wife** whose post office address is: 3948 Breezemont Drive, Sarasota, FL 34232, hereinafter called the 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 DOLLARS AND NO/100 ($10.00) 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 Sarasota County, Florida, to wit:

Lot 4, GREENBRIAR HOMES, as per plat thereof recorded in Plat Book 8, Page 75, of the Public Records of Sarasota County, Florida.

SUBJECT TO REAL ESTATE TAXES FOR THE CURRENT YEAR AND ALL SUBSEQUENT YEARS. SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

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 and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

Signed, sealed and
delivered in the
presence of:

S & F PROPERTIES, LLC,
a Florida Limited Liability Company

BY: Fred A Miles

FRED A. MILES
Managing Member

WITNESS

Robert W. Browning, II

Printed name of witness

Terry J Tamburino

WITNESS

Terry J Tamburino

Printed name of witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 3 day of September, 2008, by **FRED A. MILES, Managing Member of S & F PROPERTIES, LLC, a Florida limited liability company,** on behalf of the company, who is personally known to me or has produced a Florida Drivers License as identification.

Terry J Tamburino

My Commission Expires: Notary Public

Notary Public State of Florida
Terry J. Tamburino
My Commission DD409980
Expires 04/04/2009

EXHIBIT 158

Sarasota County Tax Collector

generated on 5/3/2019 2:58:26 PM EDT

Tax Record

Last Update: 5/3/2019 2:57:53 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054040004	REAL ESTATE	2018

Mailing Address
KRAVCHAK MICHAEL
KRAVCHAK VIVIAN
2845 NOVUS ST
SARASOTA FL 34237-7315

Property Address
2845 NOVUS ST 002

Old Account Number
0054-04-0004

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 9638
HX 25000

Millage Code
0200

Escrow Code

Legal Description
2845 NOVUS ST LOT 4 GREENBRIAR HOMES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	59,638	34,638	$25,000	$80.35
Bonds-Debt Service	0.1222	59,638	34,638	$25,000	$3.06
Mosquito Control	0.0550	59,638	34,638	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	59,638	34,638	$25,000	$26.05
SW FL Water Management Dist.	0.2955	59,638	34,638	$25,000	$7.39
West Coast Inland Navigation	0.0394	59,638	34,638	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	59,638	25,000	$34,638	$190.61
School Capital Impr	1.5000	59,638	25,000	$34,638	$51.96
City of Sarasota	3.2632	59,638	34,638	$25,000	$81.58
City of Sarasota Debt Service	0.2518	59,638	34,638	$25,000	$6.30
Emergency Medical Services	0.6600	59,638	34,638	$25,000	$16.50

Total Millage	15.9461	Total Taxes	$466.17

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$115.27
W156	Stormwater Utility	$81.90

Total Assessments	$197.17

Taxes & Assessments	$663.34

If Paid By	Amount Due
	$0.00

EXHIBIT 158

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/19/2018	PAYMENT	7206928.0001	2018	$636.81

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 158

EXHIBIT 2

EXHIBIT 159

Property Appraiser's
Parcel Identification Number: 0053-11-0053

This instrument prepared by and **return to**:
Anthony D. Bartirome, Esq.
Blalock, Walters, Held & Johnson, P.A.
802 11th St. W.
Bradenton, FL 34205

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 200913303 9 2 PGS
2009 OCT 28 01:37 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
FMILLER Receipt#1215679

Doc Stamp-Deed: 0.70

2009133039

Do not use this space

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made the 23rd day of October, 2009, by and between CHARLES A. KNOWLES, JR., a married man hereinafter called the **Grantor**, and LAKE SAWYER TWO, LLC, a Florida limited liability company whose address is P.O. Box 5668, Sarasota, Florida 34277, hereinafter called the **Grantee**:

(Whenever used herein the terms "Grantor" and "Grantee" include all parties in this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee the following described land situate in Sarasota County, Florida (the "Property") to wit:

Lot 58, Block 3, TAMARON SUBDIVISION, Unit No. 3, as per Plat thereof recorded in Plat Book 25, Pages 5 and 5A, of the Public Records of Sarasota County, Florida.

SUBJECT TO: valid easements, restrictions, limitations and reservations of record. This shall not serve to impose any restrictions, etc. previously abandoned or terminated.

SUBJECT TO: taxes for the current and subsequent years.

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.

THIS DEED PREPARED WITHOUT EXAMINATION OF TITLE.

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, and hereby warrants that title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2009.

Grantor and Grantee recite, certify and declare that the Grantor is the sole member of Grantee; that the membership certificates representing the respective sole membership interests in the Grantee have been issued in advance of the transfer of the Property to the Grantee; that the Grantee is paying nothing for the transfer of the Property and the transfer is a "mere book" transaction and there is no "purchaser" of the Property for the purposes of section 201.02(1), Florida Statutes; that at the time of this transfer of the Property to Grantee, the Property is free and clear of all mortgages and consequently this transfer is exempt from Florida documentary stamp tax.

Grantor certifies, warrants and covenants to Grantee that Grantor does not reside on the above property or any property contiguous or adjacent thereto and that the above-described property does not constitute any part of the Grantor's Homestead under the laws of the State of Florida.

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

Signed, sealed and delivered in our presence:

Anthony D. Bartirome

Marie V. deRosset

(SEAL)
CHARLES A. KNOWLES, JR., Grantor

Address: P.O. Box 5668
Sarasota, Florida 34277

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was subscribed and sworn to before me this 23rd day of October, 2009 by CHARLES A. KNOWLES, JR.,

☑ who is personally known to me,
☐ who produced ______________________ as identification;

and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

My Commission Expires:

Marie V. deRosset
Commission DD 648165
Expires June 24, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

Marie V. deRosset

NOTARY PUBLIC - STATE OF FLORIDA
Commission No. ______________________

PCDOCS\DOCS\293374\1

EXHIBIT 160

Sarasota County Tax Collector

generated on 5/3/2019 2:53:37 PM EDT

Tax Record

Last Update: 5/3/2019 2:53:06 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053110053	REAL ESTATE	2018

Mailing Address
LAKE SAWYER TWO LLC
PO BOX 5668
SARASOTA FL 34277-5668

Property Address
1722 SPRINGWOOD DR 001

Old Account Number
0053-11-0053

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
1722 SPRINGWOOD DR LOT 58 BLK 3 TAMARON UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	169,100	0	$169,100	$543.49
Bonds-Debt Service	0.1222	169,100	0	$169,100	$20.66
Mosquito Control	0.0550	169,100	0	$169,100	$9.30
Sarasota Memorial Hospital	1.0420	169,100	0	$169,100	$176.20
SW FL Water Management Dist.	0.2955	169,100	0	$169,100	$49.97
West Coast Inland Navigation	0.0394	169,100	0	$169,100	$6.66
Sarasota School Board					
School District Fund	5.5030	169,100	0	$169,100	$930.56
School Capital Impr	1.5000	169,100	0	$169,100	$253.65
Emergency Medical Services	0.6600	169,100	0	$169,100	$111.61

Total Millage	12.4311	Total Taxes	$2,102.10

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$150.91
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$401.04

Taxes & Assessments	$2,503.14

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	5529556.0002	2018	$2,403.01

EXHIBIT 160

EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 160

EXHIBIT 2

EXHIBIT 161

155.90 DC.
66.55 SL.
WARRANTY DEED FROM CORPORATION

OFF. REC. 1239 PG 1140

842534

This Warranty Deed Made and executed the 26th day of May A. D. 1978 by

U. S. HOME CORPORATION, A Delaware Corporation,
a corporation existing under the laws of the State of Florida, and having its principal place of business in Sarasota County, Florida hereinafter called the grantor, to

Keith R. Leeseberg and Mary M. Leeseberg, husband and wife,
whose postoffice address is 3825 Gatewood Drive, Sarasota, FL 33582
hereinafter called the 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 $ 10.00 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 Sarasota County, Florida, viz:

Lot 42, Block 3, Unit 2, TAMARON SUBDIVISION, according to the Plat thereof recorded in Plat Book 24, Pages 11, 11A & 11B, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record.

SARASOTA COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
P.R. 11054
MAY 1978
150.90

FLORIDA
DEPT. OF REVENUE
MAY 1978
P.R. 10628
DOCUMENTARY SURTAX
55.55

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 it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1977.

FILED AND RECORDED
FILED IN OFFICIAL RECORDS OF SARASOTA CO., FLA.
MAY 30 8 08 AM '78

842534

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written

ATTEST: ..... Secretary

U.S. HOME CORPORATION

Signed, sealed and delivered in the presence of:

Ruth A. Collins

Dorothy E. Weil

By Gaigo R. Walters
DIV. Vice President

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Gaigo R. Walters
DIV
well known to me to be the VICE President of
the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of May, A. D. 1978

Notary Public

My Commission Expires: Notary Public, State of Florida at Large
My Commission Expires Feb. 2, 1982
Bonded By American Fire & Casualty Company

PREPARED BY: U.S. HOME Corporation, 3030 Bee Ridge Road, Sarasota, Florida 33580

RETURN TO: UNITED FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, SARASOTA, FLORIDA

OFF. REC. 1239 PG 1140

EXHIBIT 161

EXHIBIT 2

EXHIBIT 162

Sarasota County Tax Collector

generated on 5/3/2019 2:58:59 PM EDT

Tax Record

Last Update: 5/3/2019 2:58:26 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060043	REAL ESTATE	2018

Mailing Address
LEESEBERG KEITH R
LEESEBERG MARY M
3825 GATEWOOD DR
SARASOTA FL 34232-3321

Property Address
3825 GATEWOOD DR 001

Old Account Number
0053-06-0043

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3825 GATEWOOD DR LOT 42 BLK 3 TAMARON UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	171,030	50,000	$121,030	$388.99
Bonds-Debt Service	0.1222	171,030	50,000	$121,030	$14.79
Mosquito Control	0.0550	171,030	50,000	$121,030	$6.66
Sarasota Memorial Hospital	1.0420	171,030	50,000	$121,030	$126.11
SW FL Water Management Dist.	0.2955	171,030	50,000	$121,030	$35.76
West Coast Inland Navigation	0.0394	171,030	50,000	$121,030	$4.77
Sarasota School Board					
School District Fund	5.5030	171,030	25,000	$146,030	$803.60
School Capital Impr	1.5000	171,030	25,000	$146,030	$219.05
Emergency Medical Services	0.6600	171,030	50,000	$121,030	$79.88

Total Millage	12.4311	Total Taxes	$1,679.61

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$184.89
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$435.02
Taxes & Assessments	$2,114.63

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 162

EXHIBIT 2

11/30/2018	PAYMENT	9082066.0001	2018	$2,030.04

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 162

EXHIBIT 2

EXHIBIT 163

WARRANTY DEED
STATUTORY FORM

This Warranty Deed

Made the 29th day of December A. D. 19 86 by

IRMA M. AGAR, the unremarried surviving spouse of WILLIAM A. AGAR, Deceased,

hereinafter called the grantor, to

LEWIA ENTERPRISE, INC.

whose postoffice address is 3185 Bay St., Sarasota, FL 33577-7303
hereinafter called the 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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 1, Block A, and the West one-half of Lot 2, Block A, HUDSON PARK, as per Plat thereof recorded in Plat Book 1, Page 21, of the Public Records of Sarasota County, Florida, and that part of Lot 25, Block A, POMS PARK, lying East of Shade Avenue, as per Plat thereof recorded in Plat Book 1, Page 99, of the Public Records of Sarasota County, Florida.

Documentary Tax Pd. $ 280.00
Intangible Tax Pd. $ _____
R. B. Hackney, Jr. Clerk, Sarasota County
By: _____
Deputy Clerk

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 86, and restrictions, reservations and easements of record, if any.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

WITNESS

Irma M. Agar (L.S.)
IRMA M. AGAR, by her attorney-in-fact
SALLY ANN DOLFI (L.S.)

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

SALLY ANN DOLFI, Attorney-in-fact for Irma M. Agar

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of December, A. D. 19 86

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-22-89

SPACE BELOW FOR RECORDER'S USE

FILED AND RECORDED
R.B. HACKNEY, JR. CLERK
SARASOTA CO. FLA.
Dec 31 5 52 PM '86

OR 1812 PG 0089

This instrument prepared by
Chelsea Title Company
1859 Main St.,
Sarasota, Florida 33577

This Instrument prepared by:

Address S-12438

EXHIBIT 163

EXHIBIT 164

Sarasota County Tax Collector

generated on 5/3/2019 3:17:50 PM EDT

Tax Record

Last Update: 5/3/2019 3:17:18 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2034020001	REAL ESTATE	2018

Mailing Address
LEWMA ENTERPRISE INC
3401 49TH ST
SARASOTA FL 34235-2210

Property Address
719 SHADE AVE S 002

Old Account Number
2034-02-0001

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code

Legal Description
719 SHADE AVE S LOT 1 BLK A HUDSON PARK & THAT PART OF LOT 25 BLK A POMS PARK LYING E OF SHADE AVE AS SHOWN IN SURVEY IN DB 332/191 BLK A HUDSON PARK HX-82

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	133,760	0	$133,760	$429.90
Bonds-Debt Service	0.1222	133,760	0	$133,760	$16.35
Mosquito Control	0.0550	133,760	0	$133,760	$7.36
Sarasota Memorial Hospital	1.0420	133,760	0	$133,760	$139.38
SW FL Water Management Dist.	0.2955	133,760	0	$133,760	$39.53
West Coast Inland Navigation	0.0394	133,760	0	$133,760	$5.27
Sarasota School Board					
School District Fund	5.5030	165,400	0	$165,400	$910.20
School Capital Impr	1.5000	165,400	0	$165,400	$248.10
City of Sarasota	3.2632	133,760	0	$133,760	$436.49
City of Sarasota Debt Service	0.2518	133,760	0	$133,760	$33.68
Emergency Medical Services	0.6600	133,760	0	$133,760	$88.28

Total Millage	15.9461	Total Taxes	$2,354.54

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$163.29
W156	Stormwater Utility	$151.94

Total Assessments	$315.23

Taxes & Assessments	$2,669.77

If Paid By	Amount Due
	$0.00

EXHIBIT 164

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2018	PAYMENT	9048809.0002	2018	$2,562.98

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 164

EXHIBIT 2

Sarasota County Tax Collector

generated on 5/3/2019 3:18:38 PM EDT

Tax Record

Last Update: 5/3/2019 3:18:05 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2034020003	REAL ESTATE	2018

Mailing Address
LEWMA ENTERPRISE INC
3401 49TH ST
SARASOTA FL 34235-2210

Property Address
NOVUS ST 002

Old Account Number
2034-02-0003

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code

Legal Description
NOVUS ST W 1/2 LOT 2 BLK A HUDSON PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	10,834	0	$10,834	$34.82
Bonds-Debt Service	0.1222	10,834	0	$10,834	$1.32
Mosquito Control	0.0550	10,834	0	$10,834	$0.60
Sarasota Memorial Hospital	1.0420	10,834	0	$10,834	$11.29
SW FL Water Management Dist.	0.2955	10,834	0	$10,834	$3.20
West Coast Inland Navigation	0.0394	10,834	0	$10,834	$0.43
Sarasota School Board					
School District Fund	5.5030	25,400	0	$25,400	$139.78
School Capital Impr	1.5000	25,400	0	$25,400	$38.10
City of Sarasota	3.2632	10,834	0	$10,834	$35.35
City of Sarasota Debt Service	0.2518	10,834	0	$10,834	$2.73
Emergency Medical Services	0.6600	10,834	0	$10,834	$7.15

Total Millage	15.9461	Total Taxes	$274.77

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
W156	Stormwater Utility	$33.99

Total Assessments	$33.99

Taxes & Assessments	$308.76

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 164

EXHIBIT 2

11/21/2018	PAYMENT	9048809.0003	2018	$296.41

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 164

EXHIBIT 2

EXHIBIT 165

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016064400 3 PG(S)
May 25, 2016 09:29 48 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $0.70

This instrument prepared
without examination of title by:
H. Greg Lee, Esq.
2014 Fourth Street
Sarasota, Florida 34237
Parcel Identification Number:

DEED

THIS INDENTURE is made this 13 day of May, 2016, by and between MURIEL R. LOCKLEAR, surviving spouse of Ernest B. Locklear, by authority vested in said Grantor by deed recorded in Official Records Book 526, Page 871, of the Public Records of Sarasota County, Florida, whose address is 707 Trotter Avenue, Sarasota, Florida 34237, "Grantor," and MURIEL R. LOCKLEAR whose address is same as above, "Grantee," as to a life estate without any liability for waste, with full power and authority to sell, convey, mortgage, lease, and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by remaindermen, and to retain any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder interest, if any, shall vest in and inure to ERNEST R. LOCKLEAR, CAROLYN R. BARCLAY and STEVEN H. LOCKLEAR, as tenants in common.

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars and no/100 ($10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise release and quit-claim unto Grantee forever all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

See Schedule A., attached hereto, for legal description.

Subject to restrictions, reservations and easements of record and taxes for the current year and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular and 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 Grantee.

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

WITNESS:

KIM SCHRAG

H. Greg Lee

Muriel R Locklear (SEAL)
MURIEL R. LOCKLEAR

STATE OF FLORIDA

COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 13 day of May, 2016 by MURIEL R. LOCKLEAR, who is personally known to me or who has DRIVERS LICENSE as identification and who did take an oath.

NOTARY PUBLIC
My Commission Expires:

H. GREG LEE
Notary Public - State of Florida
Commission # FF 180930
My Comm. Expires Jan 19, 2019
Bonded through National Notary Assn.

ALL OF THAT PARCEL OF LAND IN SECTION 28, TOWNSHIP 36 SOUTH, RANGE 18 EAST DESCRIBED AS FOLLOWS:

BEGIN AT A POINT WHERE THE EAST LINE OF TROTTER AVENUE INTERSECTS THE SOUTH LINE OF SEABOARD AIRLINE RAILROAD RIGHT OF WAY AS A POINT OF BEGINNING; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SEABOARD AIRLINE RAILROAD RIGHT OF WAY 184 FEET; THENCE SOUTHERLY 156 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF THE SEABOARD AIRLINE RAILROAD RIGHT OF WAY 184 FEET THENCE NORTHERLY ALONG THE EAST LINE OF TROTTER AVENUE 156 FEET TO THE POINT OF BEGINNING.

EXHIBIT 166

Sarasota County Tax Collector

generated on 5/3/2019 2:59:37 PM EDT

Tax Record

Last Update: 5/3/2019 2:59:04 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054010015	REAL ESTATE	2018

Mailing Address
LOCKLEAR MURIEL R (E LIFE EST)
1803 COUNTRY MEADOWS DR
SARASOTA FL 34235-8212

Property Address
707 TROTTER AVE 001

Old Account Number
0054-01-0015

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
WX 500
HX 25000

Millage Code
0100

Escrow Code

Legal Description
707 TROTTER AVE BEG AT NW COR OF NE 1/4 OF NE 1/4 OF SEC 28-36-18 TH E 610 FT FOR POB TH S 206 FT TH W 209 FT TH N 206 FT TH E 209 FT TO POB, LESS RR R/W, LESS W 25 FT THEREOF DESC IN OR 526/871, LESS ELY 80 FT TO MIRAS, TOGETHER WITH WLY 25 FT ESMT Additional Legal

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	84,432	50,500	$33,932	$109.06
Bonds-Debt Service	0.1222	84,432	50,500	$33,932	$4.15
Mosquito Control	0.0550	84,432	50,500	$33,932	$1.87
Sarasota Memorial Hospital	1.0420	84,432	50,500	$33,932	$35.36
SW FL Water Management Dist.	0.2955	84,432	50,500	$33,932	$10.03
West Coast Inland Navigation	0.0394	84,432	50,500	$33,932	$1.34
Sarasota School Board					
School District Fund	5.5030	84,432	25,500	$58,932	$324.30
School Capital Impr	1.5000	84,432	25,500	$58,932	$88.40
Emergency Medical Services	0.6600	84,432	50,500	$33,932	$22.40

Total Millage	12.4311	Total Taxes	$596.91

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$117.78
G64A	Solid Waste Service District	$159.48
I004	Sewer-Phillippi Creek C	$165.00
W056	Stormwater Utility	$151.94

Total Assessments	$594.20

Taxes & Assessments	$1,191.11

If Paid By	Amount Due

EXHIBIT 166

EXHIBIT 2

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	1012911.0002	2018	$1,143.47

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 166

EXHIBIT 2

EXHIBIT 167

RETURN TO:
Prepared By Nique Wigglesworth
CHELSEA TITLE COMPANY
3322 Bee Ridge Road
Sarasota, FL 34233
incidental to the issuance of a title insurance policy
File Number 01-27
Parcel ID # 70-15-0037
Grantee(s) SS # [redacted]

2001013964

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001013964 1 PG
2001 JAN 31 04:58 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HARMSTRONG Receipt#009902

Doc Stamp-Deed: 833.00

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 01/30/2001 by
MARCIA SILODOR
whose post office address is
P.O. BOX 51124 SARASOTA FL 34232
hereinafter called the GRANTOR, to
PATRICK J. LOYET and LISA A. LOYET, husband and wife
whose post office address is
4376 MEADOWLAND CIRCLE SARASOTA FL 34233
hereinafter called the GRANTEE
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 $10 00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **SARASOTA** County, Florida, viz

Lot(s) 2, MEADOWLAND SUBDIVISION, according to the plat thereof, recorded in Plat Book 25, Page(s) 48, 48A & 48B, of the Public Records of SARASOTA County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2001 and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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 whomsoever

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Signature
Print Name NIQUE E. WIGGLESWORTH

Signature
Print Name Kristie Swanson

MARCIA SILODOR

State of **Florida**
County of **Sarasota**

I am a notary public of the State of **Florida** and my commission expires 12/16/01
THE FOREGOING INSTRUMENT was acknowledged before me on 01/30/2001 by
MARCIA SILODOR
who is personally known to me or who has produced **driver license** as identification and who **did not** take an oath

Notary Seal

Nique E. Wigglesworth
MY COMMISSION # CC959349 EXPIRES
December 16, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

Signature
Print Name Nique E Wigglesworth Notary Public

EXHIBIT 168

Sarasota County Tax Collector

generated on 5/3/2019 3:00:59 PM EDT

Tax Record

Last Update: 5/3/2019 3:00:27 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070150037	REAL ESTATE	2018

Mailing Address
LOYET PATRICK J
LOYET LISA A
4376 MEADOWLAND CIR
SARASOTA FL 34233-1302

Property Address
4376 MEADOWLAND CIR 001

Old Account Number
0070-15-0037

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940184

Legal Description
4376 MEADOWLAND CIR LOT 2 MEADOWLAND

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	133,147	50,000	$83,147	$267.23
Bonds-Debt Service	0.1222	133,147	50,000	$83,147	$10.16
Mosquito Control	0.0550	133,147	50,000	$83,147	$4.57
Sarasota Memorial Hospital	1.0420	133,147	50,000	$83,147	$86.64
SW FL Water Management Dist.	0.2955	133,147	50,000	$83,147	$24.57
West Coast Inland Navigation	0.0394	133,147	50,000	$83,147	$3.28
Sarasota School Board					
School District Fund	5.5030	133,147	25,000	$108,147	$595.13
School Capital Impr	1.5000	133,147	25,000	$108,147	$162.22
Emergency Medical Services	0.6600	133,147	50,000	$83,147	$54.88

Total Millage	12.4311	Total Taxes	$1,208.68

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$133.09
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$383.22
Taxes & Assessments	$1,591.90

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 168

EXHIBIT 2

11/28/2018	PAYMENT	7241850.0001	2018	$1,528.22

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 168

EXHIBIT 2

EXHIBIT 169

833.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000143779 1 PG
2000 NOV 13 11:21 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CBETHEL Receipt#089006
Doc Stamp-Deed: 833.00

This instrument prepared by
LAWYERS TITLE INSURANCE CORPORATION
By: D.L. Halteman
3665 Bee Ridge Rd Ste 104 √253
Sarasota, Fl 34233
In connection with title insurance 0010729

WARRANTY DEED-INIDIVIDUAL
TAX ID#0054-03-0016

THIS WARRANTY DEED made this 10th day of November, 2000 by HENRY BONTRAGER and VERNA BONTRAGER, Husband and Wife hereinafter called the grantor, to
TAMMY LYNN

whose post office address is 3033 Novus Street, Sarasota, FL 34237

hereinafter called the grantee:

WITNESSETH: that the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the grantee, to have and to hold in fee simple forever, all that certain land situate in Sarasota County, Florida, viz:

The East 75 feet of the West 83.3 feet of the North 1/2 of Lot 2, BELLEVUE TERRACE, Block A, as per Plat thereof recorded in Plat Book 1, page 30, of the Public Records of Sarasota County, Florida

Subject to all valid restrictions, reservations and easements of record.

Grantee SSN _____ Grantee SSN _____

AND the grantor hereby convenants 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

Signed, sealed and delivered
in the presence of:

Marlene VanAst
Witness: MARLENE VANAST
Also print name: _____

Henry Bontrager L.S
HENRY BONTRAGER
Address: P.O. Box 7807 Sarasota, FL 34278

Deborah L. Halteman
Witness DEBORAH L. HALTEMAN
Also print name _____

Verna Bontrager L.S.
VERNA BONTRAGER
Address: P.O. Box 7807 Sarasota, FL 34278

State of Florida County of Sarasota

THE FOREGOING instrument was acknowledged before me this 10th day of November, 2000 by HENRY BONTRAGER and VERNA BONTRAGER, who is personally known to me or who has produced Drivers Licenses as identification and who did not take an oath.

_____
My commission expires
Commission No.

Deborah L. Halteman
Notary Public DEBORAH L. HALTEMAN
Also print name: _____

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
DEBORAH L HALTEMAN
COMMISSION NUMBER
CC 754681
MY COMMISSION EXPIRES
JULY 23,2002

2000143779

EXHIBIT 169

EXHIBIT 2

EXHIBIT 170

Sarasota County Tax Collector

generated on 5/3/2019 3:01:30 PM EDT

Tax Record

Last Update: 5/3/2019 3:00:58 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054030016	REAL ESTATE	2018

Mailing Address
LYNN TAMMY
3033 NOVUS CT
SARASOTA FL 34237-7358

Property Address
3033 NOVUS CT 002

Old Account Number
0054-03-0016

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
WH 71697

Millage Code
0200

Escrow Code

Legal Description
3033 NOVUS CT E 75 FT OF W 83.3 FT OF N 1/2 OF LOT 2 BLK A BELLEVUE TERRACE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	96,697	96,697	$0	$0.00
Bonds-Debt Service	0.1222	96,697	96,697	$0	$0.00
Mosquito Control	0.0550	96,697	96,697	$0	$0.00
Sarasota Memorial Hospital	1.0420	96,697	96,697	$0	$0.00
SW FL Water Management Dist.	0.2955	96,697	96,697	$0	$0.00
West Coast Inland Navigation	0.0394	96,697	96,697	$0	$0.00
Sarasota School Board					
School District Fund	5.5030	96,697	96,697	$0	$0.00
School Capital Impr	1.5000	96,697	96,697	$0	$0.00
City of Sarasota	3.2632	96,697	96,697	$0	$0.00
City of Sarasota Debt Service	0.2518	96,697	96,697	$0	$0.00
Emergency Medical Services	0.6600	96,697	96,697	$0	$0.00

Total Millage	15.9461	Total Taxes	$0.00

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$143.02
W156	Stormwater Utility	$81.90

Total Assessments	$224.92
Taxes & Assessments	$224.92

If Paid By	Amount Due
	$0.00

EXHIBIT 170

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
1/24/2019	PAYMENT	5537530.0001	2018	$220.42

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 170

EXHIBIT 2

EXHIBIT 171

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017042099 1 PG(S)
4/5/2017 4:14 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2096911

Doc Stamp-Deed: $1,421.00

SUNBELT TITLE AGENCY

Prepared by: Angie Murph
Sunbelt Title Agency
Return to: 1715 N. Westshore Blvd., Suite 190
Tampa, FL 33607
File Number: 9971170052

$ 203,000.00

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 15 day of March, 2017 by Jeanne N. Chase, An Unremarried Widow, surviving spouse of David C. Chase, deceased, hereinafter called the Grantor, to Douglas P. Luff and Maria A. Luff, Husband And Wife, whose post office address is: 1817 Ingram Avenue, Sarasota, FL 34232, hereinafter called the Grantee:

(Whenever used herein the term "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 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 27, BAHIA VISTA HEIGHTS, according to the plat thereof, recorded in Plat Book 9, Page 66, of the Public **Records of Sarasota County, Florida.**

Parcel Identification Number: 0053140001

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 whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)

Print Name: Angie Murph

Witness: (Signature)

Print Name: TRACY E. STEPHENS

Jeanne N. Chase, by Laurence M. Chase, her attorney in fact
HER ATTORNEY IN FACT
3732 8th Street
North Beach, MD 20714

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me this 15 day of March, 2017, by Laurence M. Chase, attorney in fact for Jeanne N. Chase , who: [ ] is personally known to me or [✓] produced VA D/L as identification.

NOTARY PUBLIC (signature)
Print Name: Angie Murph
My Commission Expires:
Stamp/Seal:

Angie L. Murph
Commission # GG048714
Expires: Dec. 15, 2020
Bonded thru Aaron Notary

Incident to the issuance of title insurance.
WARANTYDEED
REV. 4-14-15
fp

EXHIBIT 172

Sarasota County Tax Collector

generated on 4/15/2019 2:34:37 PM EDT

Tax Record

Last Update: 4/15/2019 2:34:23 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140001	REAL ESTATE	2018

Mailing Address
LUFF DOUGLAS P
LUFF MARIA A
1817 INGRAM AVE
SARASOTA FL 34232

Property Address
1817 INGRAM AVE 001

Old Account Number
0053-14-0001

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
1817 INGRAM AVE LOT 27 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	183,000	50,000	$133,000	$427.46
Bonds-Debt Service	0.1222	183,000	50,000	$133,000	$16.25
Mosquito Control	0.0550	183,000	50,000	$133,000	$7.32
Sarasota Memorial Hospital	1.0420	183,000	50,000	$133,000	$138.59
SW FL Water Management Dist.	0.2955	183,000	50,000	$133,000	$39.30
West Coast Inland Navigation	0.0394	183,000	50,000	$133,000	$5.24
Sarasota School Board					
School District Fund	5.5030	183,000	25,000	$158,000	$869.47
School Capital Impr	1.5000	183,000	25,000	$158,000	$237.00
Emergency Medical Services	0.6600	183,000	50,000	$133,000	$87.78

Total Millage	12.4311	Total Taxes	$1,828.41

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$162.38
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$403.76
Taxes & Assessments	$2,232.17

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 172

EXHIBIT 2

3/29/2019	PAYMENT	5546715.0001	2018	$2,232.17

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 172

EXHIBIT 2

EXHIBIT 173

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010109110 2 PGS
2010 SEP 07 08:40 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCOURSEY Receipt#1312362
Doc Stamp-Deed: 0.70

Prepared By: Linda Lyon

QUIT CLAIM DEED

Property Appraiser's Parcel Identification No. 0061-07 0012

This Quit Claim Deed, Executed this 27 **day of** August **, 20**10**,**

By (first party) Gary W Lyon **Gary W. Lyon**

To (second party) Linda Lyon **Linda Lyon**

2010109110

Whose post office address is
3314 Linden Dr. Sarasota, Fl. 34232
(wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal
Lot 323 Sarasota Springs Unit 3
representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of
$ 1.00 **, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being in the County of** Sarasota **, State of** Florida **To Wit:**

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of :

Michele A Habedank _____
Witness Signature as to First Party **Signature of First Party**

Michele A. Habedank _____
Printed Name **Printed Name**

_____ _____
Witness Signature as to First Party **Post Office Address**

Patricia Wolfe _____
Printed Name

_____ _____

Witness Signature as to Co-First Party (if any) **Signature of Co-First Party (if any)**

Printed Name **Printed Name**

Witness Signature as to Co-First Party (if any) **Post Office Address**

Printed Name

STATE OF FLORIDA-COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27 **day of** August, **20** 10, **by** Gary W. Lyon, **who is personally known to me or has produced** FLDL# L500 2995 1228 0 **as identification and who did/did not take an oath.**

~~**Clerk Circuit Court**~~

Mechele A Habedank
Signature of Notary/Deputy Clerk

Mechele A. Habedank
Printed Name

MECHELE A. HABEDANK
Notary Public, State of Florida
Commission# DD908962
My comm. expires July 26, 2013

EXHIBIT 174

Sarasota County Tax Collector

generated on 5/3/2019 3:02:15 PM EDT

Tax Record

Last Update: 5/3/2019 3:01:43 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061070042	REAL ESTATE	2018

Mailing Address
LYON LINDA S
3314 LINDEN DR
SARASOTA FL 34232-4938

Property Address
3314 LINDEN DR 001

Old Account Number
0061-07-0042

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 2647

Millage Code
0100

Escrow Code
870009

Legal Description
3314 LINDEN DR LOT 323 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	52,647	27,647	$25,000	$80.35
Bonds-Debt Service	0.1222	52,647	27,647	$25,000	$3.06
Mosquito Control	0.0550	52,647	27,647	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	52,647	27,647	$25,000	$26.05
SW FL Water Management Dist.	0.2955	52,647	27,647	$25,000	$7.39
West Coast Inland Navigation	0.0394	52,647	27,647	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	52,647	25,000	$27,647	$152.14
School Capital Impr	1.5000	52,647	25,000	$27,647	$41.47
Emergency Medical Services	0.6600	52,647	27,647	$25,000	$16.50
Total Millage	12.4311	**Total Taxes**			$329.33

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$88.35
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90
	Total Assessments	$494.73
	Taxes & Assessments	$824.06

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7250728.0001	2018	$791.10

EXHIBIT 174
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 175

QUIT-CLAIM DEED

RAMCO FORM 8

408027

This Quit-Claim Deed, Executed this 11th day of July, A. D. 19 84, by

PAUL ROLAND TAYLOR, a single man

first party, to

SHIRLEY IDELLA TAYLOR, a single woman

whose postoffice address is 3857 Gatewood Drive, Sarasota, Florida 33583

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of $ in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota State of Florida, to-wit:

Lot 34, Block 3, TAMARON, Unit No 1,
as per Plat thereof, recorded in Plat
Book 23, Pages 34, 34A and 34B, of the
Public Records of Sarasota, County, Florida.

O.R. 1700 PG 1766

Jul 23 9 54 AM '84

406327

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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Duane E. Wehrenberg — Paul R Taylor (L.S.)
PAUL ROLAND TAYLOR

Mary Crittendon — (L.S.)

STATE OF FLORIDA,
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

PAUL ROLAND TAYLOR

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of July, A. D. 1984.

Mary Crittendon

NOTARY PUBLIC STATE OF FLORIDA

My commission expires: 11-9-85

This instrument prepared by: Gerald C. Surfus
Address 150 East Avenue S,
Sarasota, FL. 33577

EXHIBIT 175

EXHIBIT 2

EXHIBIT 176

Sarasota County Tax Collector

generated on 5/3/2019 3:02:46 PM EDT

Tax Record

Last Update: 5/3/2019 3:02:14 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053030037	REAL ESTATE	2018

Mailing Address
MANFREDO SHIRLEY I
3857 GATEWOOD DR
SARASOTA FL 34232-3321

Property Address
3857 GATEWOOD DR 001

Old Account Number
0053-03-0037

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3857 GATEWOOD DR LOT 34 BLK 3 TAMARON UNIT 1 DOC 89

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	141,223	50,000	$91,223	$293.19
Bonds-Debt Service	0.1222	141,223	50,000	$91,223	$11.15
Mosquito Control	0.0550	141,223	50,000	$91,223	$5.02
Sarasota Memorial Hospital	1.0420	141,223	50,000	$91,223	$95.05
SW FL Water Management Dist.	0.2955	141,223	50,000	$91,223	$26.96
West Coast Inland Navigation	0.0394	141,223	50,000	$91,223	$3.59
Sarasota School Board					
School District Fund	5.5030	141,223	25,000	$116,223	$639.58
School Capital Impr	1.5000	141,223	25,000	$116,223	$174.33
Emergency Medical Services	0.6600	141,223	50,000	$91,223	$60.21

Total Millage	12.4311	Total Taxes	$1,309.08

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$145.32
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

Total Assessments	$456.74

Taxes & Assessments	$1,765.82

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 176

EXHIBIT 2

11/26/2018	PAYMENT	9054862.0001	2018	$1,695.19

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 176

EXHIBIT 2

EXHIBIT 177

PREPARED BY AND RETURN TO:
Carrie B. Griffin, Esq.
Griffin & Griffin
8482 S. Tamiami Trail
Sarasota, Florida 34238
(941) 966-2700

Prop. I.D.#: 0053110059

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014050567 5 PGS
2014 MAY 01 12:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CEAGLETO Receipt#1735339
Doc Stamp-Deed: 0.70

2014050567

WARRANTY DEED
From Trust

THIS WARRANTY DEED, dated this 29th day of April, 2014 by **Cheryl A. Marchand** and **Candace A. Magiera,** as **co-Trustees** of the **Clarence G. and Muriel T. Lottinville Living Trust Dated November 22, 2000**, to **Clarence G.** and **Muriel T. Lottinville**, a married couple, whose post office address is 1588 Springwood Drive, Sarasota, FL 34232, hereinafter collectively the **"GRANTOR"**, and **Clarence G. Lottinville**, hereinafter the Life Tenant, for life, then to **Cheryl A. Marchand**, whose post office address is 738 Capistrano Drive, Nokomis, FL 34275 and **Candace A. Magiera**, whose post office address is 4083 Westbourne Circle, Sarasota, FL 34238, hereinafter collectively the Remainderman, as tenants in common, hereinafter the Life Tenant and Remainderman are collectively called the "**GRANTEE**":

(Wherever used herein, the terms "Grantor", "Grantee" and "Trustee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

WITNESSETH, that **GRANTOR**, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to **GRANTOR** in hand paid by **GRANTEE**, the receipt whereof is hereby acknowledged, does hereby grants, bargains, sells, aliens, conveys, remises, releases, and confirms unto the **GRANTEE** forever, all right, title, interest, claim, and demand which the **GRANTOR** has in and to the following described lot, piece or parcel of land, situate, lying, and being in the County of Sarasota, State of Florida, to wit:

Lot 52, Block 3, TAMARON UNIT 2, as per plat thereof recorded in Plat Book 24, Pages 11, 11A and 11B, of the Public Records of Sarasota County, Florida.

TO HAVE AND TO HOLD the same as their interests may appear, ***subject*** to covenants, conditions, restrictions, reservations, limitations, encumbrances and easements and agreements of record, if any, and taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by government authorities, if any.

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 to and with the **GRANTEE**, the **GRANTEE'S** heirs, personal representatives, successors and assigns, that **Cheryl A. Marchand** and **Candace A. Magiera,** presently serve as co-Trustees of the **Clarence G. and Muriel T. Lottinville Living Trust**, that the Trust is in full force and effect, that the Trustee is empowered by the Trust to enter into this deed, and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

AND THE **GRANTOR** further covenants with the **GRANTEE** that except as above noted, 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 property and **GRANTOR** warrants the title to the property for any acts of **GRANTOR** and will defend the title against all lawful claims of all persons claiming by, through, or under the **GRANTOR**.

THIS INSTRUMENT has been prepared without the benefit of title search/examination.

IN WITNESS WHEREOF, **GRANTOR** has signed and sealed this Deed on the date first written above.

Signed, sealed and delivered in
the presence of:

Sign Here: _____
Print name: Denise Whalin

_____ (SEAL)
Cheryl A. Marchand, as co-Trustee of the Clarence G. and Muriel T. Lottinville Living Trust, dated November 22, 2000, **GRANTOR**

Sign Here: _____
Print name: ~~Blanche F. Mollohan~~

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 24th day of April, 2014, by **Cheryl A. Marchand,** who is personally known to me or has produced FL DL ~~as~~ identification.

NOTARY PUBLIC STATE OF FLORIDA
LORI H. ARMSTRONG
MY COMMISSION # EE 213982
EXPIRES: July 4, 2016
Bonded Thru Budget Notary Services

_____
Notary Public
Print Name:
My Commission Expires:
Commission No.:

IN WITNESS WHEREOF, **GRANTOR** has signed and sealed this Deed on the date first written above.

Signed, sealed and delivered in
the presence of:

Sign Here: Denise Whalin
Print name: Denise Whalin

Sign Here: Blanche F. Mollohan
Print name: Blanche F. Mollohan

Candace A. Magiera (SEAL)
Candace A. Magiera, as co-Trustee of the Clarence G. and Muriel T. Lottinville Living Trust dated November 22, 2000, GRANTOR

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of April, 2014, by **Candace A. Magiera**, who is personally known to me or has produced PLWD-ID as identification.

LORI H. ARMSTRONG
MY COMMISSION # EE 213982
EXPIRES: July 4, 2016
Bonded Thru Budget Notary Services

Lori H. Armstrong
Notary Public
Print Name:
My Commission Expires:
Commission No.:

IN WITNESS WHEREOF, **GRANTOR** has signed and sealed this Deed on the date first written above.

Signed, sealed and delivered in
the presence of:

Sign Here: _____
Print name: Denise Whalin

_____ (SEAL)
Clarence G. Lottinville, as co-Trustee of the Clarence G. and Muriel T. Lottinville Living Trust dated November 22, 2000, GRANTOR

Sign Here: _____
Print name: Blanche F. Mollohan

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of April, 2014, by **Clarence G. Lottinville**, who is personally known to me or has produced FL ID cards as identification.

LORI H. ARMSTRONG
MY COMMISSION # EE 213982
EXPIRES: July 4, 2016
Bonded Thru Budget Notary Services

_____
Notary Public
Print Name:
My Commission Expires:
Commission No.:

IN WITNESS WHEREOF, **GRANTOR** has signed and sealed this Deed on the date first written above.

Signed, sealed and delivered in
the presence of:

Sign Here: _____ _____(SEAL)
Print name: Denise Whalin

Muriel T. Lottinville, as co-Trustee of the Clarence G. and Muriel T. Lottinville Living Trust dated November 22, 2000, GRANTOR

Sign Here: _____
Print name: Blanche F. Mollohan

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of April, 2014, by **Muriel T. Lottinville**, who is personally known to me or has produced FLDL as identification.

LORI H. ARMSTRONG
MY COMMISSION # EE 213982
EXPIRES: July 4, 2016
Bonded Thru Budget Notary Services

_____
Notary Public
Print Name:
My Commission Expires:
Commission No.:

EXHIBIT 178

Sarasota County Tax Collector

generated on 5/3/2019 3:00:19 PM EDT

Tax Record

Last Update: 5/3/2019 2:59:47 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053110059	REAL ESTATE	2018

Mailing Address
MARCHAND CHERYL A
MAGIERA CANDACE A
574 SHETLAND CIR
NOKOMIS FL 34232

Property Address
1588 SPRINGWOOD DR 001

Old Account Number
0053-11-0059

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
1588 SPRINGWOOD DR LOT 52 BLK 3 TAMARON UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	195,163	0	$195,163	$627.25
Bonds-Debt Service	0.1222	195,163	0	$195,163	$23.85
Mosquito Control	0.0550	195,163	0	$195,163	$10.73
Sarasota Memorial Hospital	1.0420	195,163	0	$195,163	$203.36
SW FL Water Management Dist.	0.2955	195,163	0	$195,163	$57.67
West Coast Inland Navigation	0.0394	195,163	0	$195,163	$7.69
Sarasota School Board					
School District Fund	5.5030	196,000	0	$196,000	$1,078.59
School Capital Impr	1.5000	196,000	0	$196,000	$294.00
Emergency Medical Services	0.6600	195,163	0	$195,163	$128.81

Total Millage	12.4311	Total Taxes	$2,431.95

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$133.23
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$383.36

Taxes & Assessments	$2,815.31

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	9062928.0001	2018	$2,702.70

EXHIBIT 178

EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 178

EXHIBIT 2

EXHIBIT 179

6.00
311.5
311.50
467

This instrument was prepared by:
Name Thomas M. Fitzgibbons
Address 1800 2nd St., Suite 880
Sarasota, FL 34236

96008211

RECORDED IN OFFICIAL RECORDS
96 JAN 24 PM 2:04
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

** OFFICIAL RECORDS **
BOOK 2914 PAGE 346

Return to:
Name Thomas M. Fitzgibbons
Address 1800 2nd St., Suite 880
Sarasota, FL 34236

Grantee #1 S.S. No. _____
Grantee #2 S.S. No. _____
Property Appraiser's
Parcel Identification No.
71080029

WARRANTY DEED
(STATUTORY FORM — SECTION 689.02, F.S.)

This Indenture, made this day of January 19 96, **Between**

WEN CHUNG AND ASSOCIATES, INC., a Florida corporation

whose post office address is 4924 Fruitville Road, Sarasota, FL 34232
of the County of Sarasota, State of Florida, grantor*, and

THOMAS W. MARCHESE, a single man
whose post office address is 2181 Fox Chase Blvd., Palm Harbor, FL 34683
of the County of , State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of
TEN AND NO/100---------- Dollars,
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:

Lot 18, MCINTOSH LAKE SUBDIVISION, as per plat thereof recorded in Plat Book 36, page 25, Public Records of Sarasota County, Florida;

Subject to easements, restrictions and reservations of record; and subject to taxes for the year 1996 and thereafter;

Receipt #: 0000000405109-01
Doc Stamp-Deed : 311.50
Karen E. Rushing, Sarasota Co.
By _____ D.C.

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:

_____
(First Witness)
Printed or typed name: THOMAS M. FITZGIBBONS

_____
(Second Witness)
Printed or typed name: CYNTHIA G. SUITT

By: WEN CHUNG AND ASSOCIATES, INC.
_____ (Seal)
Grantor
Printed or typed name: LEE-EN CHUNG, Vice-President

_____ (Seal)
Grantor
Printed or typed name: _____

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 22nd day of January, 19 96, by LEE-EN CHUNG, Vice President, who is (or are) personally known to me ~~or who has produced~~ ~~as identification~~.

My commission expires:

CYNTHIA G. SUITT
MY COMMISSION # CC 423647
EXPIRES: December 2, 1998
Bonded Thru Notary Public Underwriters

_____
Notary Public
Printed, typed, or stamped name:
CYNTHIA G. SUITT

_____
(Serial Number, if any)

F-761 (rev. 11/93) [486]

EXHIBIT 179
EXHIBIT 2

EXHIBIT 180

Sarasota County Tax Collector

generated on 5/3/2019 3:03:21 PM EDT

Tax Record

Last Update: 5/3/2019 3:02:50 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071080029	REAL ESTATE	2018

Mailing Address
MARCHESE THOMAS W
4450 GOLDEN LAKE DR
SARASOTA FL 34233-1978

Property Address
4450 GOLDEN LAKE DR 001

Old Account Number
0071-08-0029

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
4450 GOLDEN LAKE DR LOT 18 MCINTOSH LAKE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	198,136	50,000	$148,136	$476.11
Bonds-Debt Service	0.1222	198,136	50,000	$148,136	$18.10
Mosquito Control	0.0550	198,136	50,000	$148,136	$8.15
Sarasota Memorial Hospital	1.0420	198,136	50,000	$148,136	$154.36
SW FL Water Management Dist.	0.2955	198,136	50,000	$148,136	$43.77
West Coast Inland Navigation	0.0394	198,136	50,000	$148,136	$5.84
Sarasota School Board					
School District Fund	5.5030	198,136	25,000	$173,136	$952.77
School Capital Impr	1.5000	198,136	25,000	$173,136	$259.71
Emergency Medical Services	0.6600	198,136	50,000	$148,136	$97.77

Total Millage	12.4311	Total Taxes	$2,016.58

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$186.70
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$393.06

Taxes & Assessments	$2,409.64

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 180

EXHIBIT 2

11/28/2018	PAYMENT	9068052.0001	2018	$2,313.25

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 180

EXHIBIT 2

EXHIBIT 181

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014001914 1 PG
2014 JAN 07 11:51 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
EOLIVA Receipt#1699162
DOC Stamp-Deed: 0.70

THIS INSTRUMENT PREPARED WITHOUT
EXAMINATION OF TITLE BY:
ROBERT A. KIMBROUGH, Attorney
KIMBROUGH & KOACH, P.A.
2750 Ringling Boulevard, Suite 3
Sarasota, FL 34237

2014001914

TRUST DEED

THIS INDENTURE, made this 3rd day of January, 2014, by and between Kim A. Marshall and Sheila E. Marshall, husband and wife, Grantors, to Kim A. Marshall and Sheila E. Marshall, as trustees of the Kim A. and Sheila E. Marshall Trust dated December 11, 2013, and successors as such trustee, Grantees, and whose address is 2107 Ingram Avenue, Sarasota, FL 34232-3250. (Throughout this document the singular shall include the plural.)

WITNESSETH: Grantor, in consideration of the sum of Ten Dollars ($10) and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to trustee and trustee's successors, the following described property situated in Sarasota County, Florida, to-wit:

The North 35 feet of Lot 36, All of Lot 37, and the South 20 feet of Lot 38, Block "E", ORANGE GROVE PARK, as per plat thereof recorded in Plat Book 7, Page 1, of the Public Records of Sarasota County, Florida

Tax Parcel Identification No.: 0060030038

GRANTORS RESERVE TO THEMSELVES AND THE SURVIVOR OF THEMSELVES THE EXCLUSIVE POSSESSION, USE AND ENJOYMENT OF THE ABOVE GRANTED PREMISES, INCLUDING RENTS, ISSUES AND PROFITS THEREFROM, FOR AND DURING THE NATURAL LIFETIME OF GRANTORS AND THE SURVIVOR OF GRANTORS.

TOGETHER with all appurtenances, privileges, rights, interest, dower reservations, remainders and easements thereto appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.071, Florida Statutes.

And Grantors hereby covenant with trustee that Grantors are lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantors have good right and lawful authority to convey same and trustee shall have quiet enjoyment thereof; that Grantors will make such other and further assurances to perfect and fee simple title to said property as may hereafter be required. The Grantors do hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness: Robert A. Kimbrough

Witness: Carroll Christensen

Kim A. Marshall, Grantor
2107 Ingram Avenue
Sarasota, FL 34232-3250

Sheila E. Marshall, Grantor
2107 Ingram Avenue
Sarasota, FL 34232-3250

STATE OF FLORIDA
COUNTY OF SARASOTA

The following instrument was acknowledged before me this 3rd day of January, 2014, by Kim A. Marshall and Sheila E. Marshall, husband and wife.

Notary Public State of Florida
Kraig H Koach
My Commission EE 189296
Expires 05/27/2016

Notary Public – State of Florida

Personally Known _____ OR Produced Identification FL DR Lic

Type of Identification Produced _____

EXHIBIT 182

Sarasota County Tax Collector

generated on 5/3/2019 3:03:52 PM EDT

Tax Record

Last Update: 5/3/2019 3:03:21 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030038	REAL ESTATE	2018

Mailing Address
MARSHALL KIM A (LIFE EST)
MARSHALL SHEILA E (LIFE EST)
KIM A & SHEILA E MARSHALL TRUS
2107 INGRAM AVE
SARASOTA FL 34232-3250

Property Address
2107 INGRAM AVE 001

Old Account Number
0060-03-0038

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
2107 INGRAM AVE N 35 FT OF LOT 36 ALL OF LOT 37 & S 20 FT OF LOT 38 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	128,115	50,000	$78,115	$251.06
Bonds-Debt Service	0.1222	128,115	50,000	$78,115	$9.55
Mosquito Control	0.0550	128,115	50,000	$78,115	$4.30
Sarasota Memorial Hospital	1.0420	128,115	50,000	$78,115	$81.40
SW FL Water Management Dist.	0.2955	128,115	50,000	$78,115	$23.08
West Coast Inland Navigation	0.0394	128,115	50,000	$78,115	$3.08
Sarasota School Board					
School District Fund	5.5030	128,115	25,000	$103,115	$567.45
School Capital Impr	1.5000	128,115	25,000	$103,115	$154.67
Emergency Medical Services	0.6600	128,115	50,000	$78,115	$51.56

Total Millage	12.4311	Total Taxes	$1,146.15

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$167.13
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65

Total Assessments	$582.26

Taxes & Assessments	$1,728.41

If Paid By	Amount Due
	$0.00

EXHIBIT 182

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9073774.0001	2018	$1,659.27

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 182

EXHIBIT 2

EXHIBIT 183

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018115852 2 PG(S)
8/29/2018 3:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2279931

Doc Stamp-Deed: $1,050.00

Consideration: $150,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Suite 200
Sarasota, FL 34239
18-7949-002

Property Appraiser's Parcel ID No.: 0054-03-0003

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 29th day of August, 2018, by and between **JAMES MERRILL, A SINGLE MAN,** whose address is **3173 NOVUS STREET, SARASOTA, FL 34237** (hereinafter "GRANTOR"), and **WILLIAM MARTELL III, A SINGLE MAN,** whose address is **2740 COLORADO STREET, SARASOTA, FL 34237** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida,** to wit:

THE WEST 74 FEET OF THE EAST 81.7 FEET OF THE NORTH 1/2 OF LOT 7, BLOCK "A", BELLEVUE TERRACE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 30, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) _____

Printed Name Edwin Boyer

(2) _____

Printed Name Mallory Moretti

GRANTOR:

James Merrill

James Merrill

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of August, 2018, by James Merrill.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

MALLORY MORETTI
State of Florida-Notary Public
Commission # GG 223511
My Commission Expires
May 30, 2022

Personally Known:_____ OR Produced Identification: ✓

Type of Identification
Produced: Driver's License

EXHIBIT 183
EXHIBIT 2

EXHIBIT 184

Sarasota County Tax Collector

generated on 5/3/2019 3:11:45 PM EDT

Tax Record

Last Update: 5/3/2019 3:11:14 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054030003	REAL ESTATE	2018

Mailing Address
MARTELL WILLIAM III
2740 COLORADO ST
SARASOTA FL 34237

Property Address
3173 NOVUS CT 002

Old Account Number
0054-03-0003

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code

Legal Description
3173 NOVUS CT TH W 74 FT OF TH E 81.7 FT OF TH N 1/2 OF LOT 7 BLK A BELLEVUE TERRACE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	264,300	0	$264,300	$849.46
Bonds-Debt Service	0.1222	264,300	0	$264,300	$32.30
Mosquito Control	0.0550	264,300	0	$264,300	$14.54
Sarasota Memorial Hospital	1.0420	264,300	0	$264,300	$275.40
SW FL Water Management Dist.	0.2955	264,300	0	$264,300	$78.10
West Coast Inland Navigation	0.0394	264,300	0	$264,300	$10.41
Sarasota School Board					
School District Fund	5.5030	264,300	0	$264,300	$1,454.45
School Capital Impr	1.5000	264,300	0	$264,300	$396.45
City of Sarasota	3.2632	264,300	0	$264,300	$862.46
City of Sarasota Debt Service	0.2518	264,300	0	$264,300	$66.55
Emergency Medical Services	0.6600	264,300	0	$264,300	$174.44

Total Millage	15.9461	Total Taxes	$4,214.56

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$246.12
W156	Stormwater Utility	$81.90

Total Assessments	$328.02

Taxes & Assessments	$4,542.58

If Paid By	Amount Due
	$0.00

EXHIBIT 184

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
4/12/2019	PAYMENT	9111144.0001	2018	$4,678.86

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 184

EXHIBIT 2

EXHIBIT 185

Prepared by and when
recorded, return to:

RIDDELL LAW GROUP and
RiddellTitle & Escrow, LLC
3400 South Tamiami Trail
Sarasota, FL 34239
Maryanne Kett
File Number: 12-008.S

Consideration: $118,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012030938 1 PG
2012 MAR 12 11:09 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CEAGLETO Receipt#1477385
Doc Stamp-Deed: 826.00

2012030938

WARRANTY DEED

This Indenture, made on March 8, 2012 by **Timothy Ludt, a single man,** whose address is 6471 Beechwood Avenue #301, Sarasota, FL 34231, hereinafter called the grantor, to **Reuben S. Martin and Kathy J. Martin, husband and wife**, whose address is 723 Skywalk Lane, Lancaster, PA 17601, hereinafter called the grantee:

(Whenever used herein the term "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 ONE HUNDRED EIGHTEEN THOUSAND AND 00/100 ($118,000.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 1, Meadowland Subdivision, according to the plat thereof recorded in Plat Book 25, page 48, of the Public Records of Sarasota County, Florida

Parcel ID Number: **0070-15-0036**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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 whomsoever; and that said land is free of all encumbrances except current year taxes.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Witness Printed Name Ken Riesewether

Witness Printed Name Susan R. Matteoli

Timothy Ludt

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me on March 8th, 2012 by Timothy Ludt, a single man, who is/are personally known to me or who has produced Valid FL DL Lic as identification.

Notary Public
Print Name: Maryanne T. Kett
My Commission Expires: 1-18-2013

SEAL:

Notary Public State of Florida
Maryanne T Kett
My Commission DD851689
Expires 01/18/2013

EXHIBIT 185
EXHIBIT 2

EXHIBIT 186

Sarasota County Tax Collector

generated on 5/3/2019 3:04:39 PM EDT

Tax Record

Last Update: 5/3/2019 3:04:06 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070150036	REAL ESTATE	2018

Mailing Address
MARTIN REUBEN S
MARTIN KATHY J
4378 MEADOWLAND CIR
SARASOTA FL 34233-1302

Property Address
4378 MEADOWLAND CIR 001

Old Account Number
0070-15-0036

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
4378 MEADOWLAND CIR LOT 1 MEADOWLAND

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	132,211	50,000	$82,211	$264.23
Bonds-Debt Service	0.1222	132,211	50,000	$82,211	$10.05
Mosquito Control	0.0550	132,211	50,000	$82,211	$4.52
Sarasota Memorial Hospital	1.0420	132,211	50,000	$82,211	$85.66
SW FL Water Management Dist.	0.2955	132,211	50,000	$82,211	$24.29
West Coast Inland Navigation	0.0394	132,211	50,000	$82,211	$3.24
Sarasota School Board					
School District Fund	5.5030	132,211	25,000	$107,211	$589.98
School Capital Impr	1.5000	132,211	25,000	$107,211	$160.82
Emergency Medical Services	0.6600	132,211	50,000	$82,211	$54.26

Total Millage	12.4311	Total Taxes	$1,197.05

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$155.74
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$405.87
Taxes & Assessments	$1,602.92

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 186

EXHIBIT 2

11/25/2018	PAYMENT	5520324.0001	2018	$1,538.80

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 186

EXHIBIT 2

EXHIBIT 187
INTENTIONALLY OMITTED

EXHIBIT 188
INTENTIONALLY OMITTED

EXHIBIT 189

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003065592 1 PG
2003 APR 07 04:31 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
FMILLER Receipt#300990
Doc Stamp-Deed: 1,043.00

2003065592

PREPARED BY AND RETURN TO:
RICHARD D. SABA
SABA & KING, LLP
2033 MAIN STREET, SUITE 303
SARASOTA, FL 34237

Parcel ID Number: 2029-14-0006
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this **4th** day of **April** , **2003** A.D., **Between**
JANE S. KIRSCHNER, a single woman

of the County of **Sarasota** , State of **Florida** , **grantor,** and
SUZANNE MCDONALD, a single woman

whose address is: **574 S. Pelican Drive, Sarasota, FL 34237**

of the County of **Sarasota** , State of **Florida** , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------**TEN DOLLARS ($10)**---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Sarasota** State of **Florida** to wit:

Lot 20, TERRACE GARDENS C, according to the map or plat thereof as recorded in Plat Book 5, Page 88, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2002.

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

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

Signed, sealed and delivered in our presence:

Lori A. Warnelo — Jane S. Kirschner (Seal)
Printed Name: Lori A. Warnelo — **JANE S. KIRSCHNER**
Witness — P.O. Address: **1632 Loma Linda Street, Sarasota, FL 34239**

Judith A. Nimz
Printed Name: JUDITH A. NIMZ
Witness

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this **4th** day of **April** , **2003** by **JANE S. KIRSCHNER, a single woman**

she is personally known to me or she has produced her **Florida driver's license** as identification.

LORI A. WARNELO
MY COMMISSION # DD 005797
EXPIRES: May 7, 2005

Lori A. Warnelo
Printed Name: Lori A. Warnelo
Notary Public
My Commission Expires:

Laser Generated by © Display Systems, Inc., 2000 (863) 763-5555 Form FLWD-1

EXHIBIT 190

Sarasota County Tax Collector

generated on 5/3/2019 3:08:51 PM EDT

Tax Record

Last Update: 5/3/2019 3:08:18 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029140006	REAL ESTATE	2018

Mailing Address
MC DONALD SUZANNE
574 S PELICAN DR
SARASOTA FL 34237-7122

Property Address
574 PELICAN DR S 002

Old Account Number
2029-14-0006

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0200

Escrow Code
940191

Legal Description
574 PELICAN DR S LOT 20 TERRACE GARDENS C

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	83,230	50,000	$33,230	$106.80
Bonds-Debt Service	0.1222	83,230	50,000	$33,230	$4.06
Mosquito Control	0.0550	83,230	50,000	$33,230	$1.83
Sarasota Memorial Hospital	1.0420	83,230	50,000	$33,230	$34.63
SW FL Water Management Dist.	0.2955	83,230	50,000	$33,230	$9.82
West Coast Inland Navigation	0.0394	83,230	50,000	$33,230	$1.31
Sarasota School Board					
School District Fund	5.5030	83,230	25,000	$58,230	$320.44
School Capital Impr	1.5000	83,230	25,000	$58,230	$87.34
City of Sarasota	3.2632	83,230	50,000	$33,230	$108.44
City of Sarasota Debt Service	0.2518	83,230	50,000	$33,230	$8.37
Emergency Medical Services	0.6600	83,230	50,000	$33,230	$21.93

Total Millage	15.9461	Total Taxes	$704.97

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$142.18
W156	Stormwater Utility	$90.65

Total Assessments	$232.83

Taxes & Assessments	$937.80

If Paid By	Amount Due
	$0.00

EXHIBIT 190

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7242972.0001	2018	$900.29

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 190

EXHIBIT 2

EXHIBIT 191

This Warranty Deed

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002160479 1 PG
2002 SEP 30 05:55 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#223627
Doc Stamp-Deed: 1,225.00

2002160479

Made this 27th day of September A.D. 2002
by **VUTHICHAI KRIENGKRAIPETCH and ORASA KRIENGKRAIPETCH, husband and wife**
7949 MEADOW RUSH LOOP, SARASOTA, FL 34238
whose post office address is:
hereinafter called the grantor, to
JASON J. MCGUIRE and KAREN MCGUIRE, husband and wife
4374 MEADOWLAND CIR SARASOTA, FL 34233
whose post office address is:

Grantees' SSN:

hereinafter called the grantee:

(Whenever used herein the term "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 $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 3, MEADOWLAND SUBDIVISION, according to the plat thereof, recorded in Plat Book 25, Page 48, A & B, of the Public Records of SARASOTA County, Florida.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for the current year.

Parcel Identification Number: 0070-15-0038

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: Witness

Name: Witness Tracy Seider

Name: Witness

Name: Witness

Name & Address: VUTHICHAI KRIENGKRAIPETCH LS

Name & Address: ORASA KRIENGKRAIPETCH LS

Name & Address: LS

Name & Address: LS

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 27th day of September, 2002, by

VUTHICHAI KRIENGKRAIPETCH and ORASA KRIENGKRAIPETCH, husband and wife

who is personally known to me or who has produced FL DRS LIC as identification.

V13

STEVEN R. GREENBERG
MY COMMISSION # DD 113730
EXPIRES: August 30, 2006
Bonded Thru Notary Public Underwriters

Notary Public
Print Name:
My Commission Expires:

PREPARED BY:
RECORD & RETURN TO:
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
2033 Main Street, Suite 600
Sarasota, Florida 34237
File No: 43488-56550/nf

WD-1
5/93

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017003201 2 PG(S)
January 09, 2017 03:41:48 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $700.00

Prepared by and return to:
Ronald E. Witt, Attorney at Law
Kaklis, Venable & Witt, P.A.
1400 4th Avenue West
Bradenton, FL 34205
941-747-1180
File Number: 16W-219

Parcel Identification No. **0070150039**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this **30th** day of **December**, **2016** between **Theodore R. Tokarski, a single man** whose post office address is **6415 Midnight Pass Road, Apt 910, Sarasota, FL 34242** of the County of **Sarasota**, State of **Florida**, Grantor, and **Jason J. McGuire and Karen L. McGuire, Husband and Wife,** whose post office address is **4374 Meadowland Circle, Sarasota, FL 34233** of the County of **Sarasota**, State of **Florida**, 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:

Lot 4, MEADOWLAND, according to the map or plat thereof as recorded in Plat Book 25, Page 48, Public Records of Sarasota County, Florida.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

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: RONALD E WHITE

Witness Name: Pamlyn Taylor

Theodore R. Tokarski

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me this 30th day of December, 2016 by Theodore R. Tokarski who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

PAMLYN O. TAYLOR
Notary Public - State of Florida
Commission # FF 227667
My Comm. Expires May 5, 2019
Bonded through National Notary Assn.

Notary Public

Printed Name: Pamlyn Taylor

My Commission Expires: _____

EXHIBIT 192

Sarasota County Tax Collector

generated on 5/3/2019 3:09:23 PM EDT

Tax Record

Last Update: 5/3/2019 3:08:51 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070150038	REAL ESTATE	2018

Mailing Address
MC GUIRE JASON J
MC GUIRE KAREN
4374 MEADOWLAND CIR
SARASOTA FL 34233-1302

Property Address
4374 MEADOWLAND CIR 001

Old Account Number
0070-15-0038

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
380000

Legal Description
4374 MEADOWLAND CIR LOT 3 MEADOWLAND

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	156,303	50,000	$106,303	$341.66
Bonds-Debt Service	0.1222	156,303	50,000	$106,303	$12.99
Mosquito Control	0.0550	156,303	50,000	$106,303	$5.85
Sarasota Memorial Hospital	1.0420	156,303	50,000	$106,303	$110.77
SW FL Water Management Dist.	0.2955	156,303	50,000	$106,303	$31.41
West Coast Inland Navigation	0.0394	156,303	50,000	$106,303	$4.19
Sarasota School Board					
School District Fund	5.5030	156,303	25,000	$131,303	$722.56
School Capital Impr	1.5000	156,303	25,000	$131,303	$196.95
Emergency Medical Services	0.6600	156,303	50,000	$106,303	$70.16

Total Millage	12.4311	Total Taxes	$1,496.54

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$158.88
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$409.01
Taxes & Assessments	$1,905.55

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 192

EXHIBIT 2

11/21/2018	PAYMENT	7210200.0001	2018	$1,829.33

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 192

EXHIBIT 2

Sarasota County Tax Collector

generated on 5/3/2019 3:10:14 PM EDT

Tax Record

Last Update: 5/3/2019 3:09:41 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070150039	REAL ESTATE	2018

Mailing Address
MC GUIRE JASON J
MC GUIRE KAREN L
4374 MEADOWLAND CIR
SARASOTA FL 34233

Property Address
4370 MEADOWLAND CIR 001

Old Account Number
0070-15-0039

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
380000

Legal Description
4370 MEADOWLAND CIR LOT 4 MEADOWLAND

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	201,900	0	$201,900	$648.91
Bonds-Debt Service	0.1222	201,900	0	$201,900	$24.67
Mosquito Control	0.0550	201,900	0	$201,900	$11.10
Sarasota Memorial Hospital	1.0420	201,900	0	$201,900	$210.38
SW FL Water Management Dist.	0.2955	201,900	0	$201,900	$59.66
West Coast Inland Navigation	0.0394	201,900	0	$201,900	$7.95
Sarasota School Board					
School District Fund	5.5030	201,900	0	$201,900	$1,111.05
School Capital Impr	1.5000	201,900	0	$201,900	$302.85
Emergency Medical Services	0.6600	201,900	0	$201,900	$133.25

Total Millage	12.4311	Total Taxes	$2,509.82

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$130.15
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$380.28

Taxes & Assessments	$2,890.10

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2018	PAYMENT	7210201.0001	2018	$2,774.50

EXHIBIT 192

EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 193

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014125553 3 PG(S)
10/21/2014 10:56 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1792249

Doc Stamp-Deed: $0.70

Prepared By:
Eric S. Zufelt, Esq.
Florida Bar ID # 479659
Zufelt Law Offices, LLC
630 Riverfront Drive, Suite 230
Sheboygan, WI 53081

Record and Return To:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

Parcel I.D. Number: 0054-02-0037
File #: 59435230

QUITCLAIM DEED

0594435230-2701519

THIS INDENTURE, made on this 14th day of October, 2014, by and between **MICHAEL McLAUGHLIN, an unmarried man, and CHRISTINE D. MAHLER, f/k/a CHRISTINE D. McLAUGLIN, an unmarried woman,** who acquired title as husband and wife, whose mailing addresses are 700 Searcy Ave., Sarasota, FL 34237, and 3441 Coronado Dr., Apt. 1605, Sarasota, FL 34231, respectively, hereinafter referred to as *"GRANTOR,"* whether one or more, and **MICHAEL McLAUGHLIN, an unmarried man**, whose mailing address is 700 Searcy Ave., Sarasota, FL 34237, hereinafter referred to as *"GRANTEE,"* whether one or more.

PROPERTY IDENTIFICATION #: 0054-02-0037

WITNESSETH, That said Grantor, pursuant to a Divorce Decree dated July 16, 2014, in Sarasota County, Florida, Court Case No. 2013-DR-003526-NC, and for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has remised, released, and quitclaimed to the Grantee and Grantee's heirs forever the following described land located in the County of Sarasota, State of Florida, to wit:

The North 25 feet of Lot 17, together with that part of a 50 foot vacated street abutting the North Lot line of said Lot 17, FIRST ADDITION TO OAK SHORES, as per Plat thereof recorded in Plat Book 8, Pages 29 and 29A, of the Public Records of Sarasota County, Florida.

Being that same property conveyed from James A. Paquette, a single man, to Michael McLaughlin and Christine D. McLauglin, Husband and Wife, dated June 30, 2003 and recorded July 1, 2003, Instrument/Case No. 2003130517 in Sarasota County Records.

Subject to easements, restrictions, reservations, and limitations of record, if any.

AKA: 700 Searcy Ave., Sarasota, FL 34237

SUBJECT TO (1) Zoning and/or restrictions and prohibitions imposed by governmental authority; (2) Restrictions, Easements and other matters appearing on the Plat, Declaration of Condominium and/or common to the subdivision; and (3) Taxes for the year 2014 and subsequent years.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor (1 of 2) has hereunto set Grantor's hand and seal on this 14 day of October, 2014.

Witness 1 Signature

Printed Name

Witness 2 Signature

Printed Name

MICHAEL McLAUGHLIN

700 Searcy Ave., Sarasota, FL 34237
Post Office Address

STATE OF FLORIDA)
) ss.
COUNTY OF Sarasota)

This instrument was acknowledged before me by **MICHAEL McLAUGHLIN** on this 14th day of October, 2014, who ( ) is personally known to me OR (✓ who produced Florida Driver License as identification and who did take an oath.

Mary Ann Knight
COMMISSION # FF 034657
EXPIRES: JULY 09, 2017
WWW.AARONNOTARY.com

NOTARY PUBLIC, STATE OF Florida
Mary Ann Knight

My commission expires: 07-09-2017

IN WITNESS WHEREOF, Grantor (2 of 2) has hereunto set Grantor's hand and seal on this 11 TH day of SEPT, 20 14.

Ginger J Bates
Witness 1 Signature

GINGER J. BATES
Printed Name

Wallace B Bates Jr.
Witness 2 Signature

WALLACE B BATES JR
Printed Name

C Mahler f/k/a C McLaughlin
CHRISTINE D. MAHLER,
f/k/a CHRISTINE D. McLAUGLIN

3441 Coronado Dr., Apt. 1605, Sarasota, FL 34231
Post Office Address

STATE OF FLORIDA)
) ss.
COUNTY OF Sarasota)

This instrument was acknowledged before me by **CHRISTINE D. MAHLER, f/k/a CHRISTINE D. McLAUGLIN** on this 11th day of September, 20 14, who ( ) is personally known to me OR (✓ who produced Florida Driv. Lic. as identification and who did take an oath.

THOMAS E REDDEN III
Notary Public - State of Florida
My Comm. Expires Nov 12, 2016
Commission # EE 850906

NOTARY PUBLIC, STATE OF Fl.
Thomas E Redden III

My commission expires:

EXHIBIT 193
EXHIBIT 2

EXHIBIT 194

Sarasota County Tax Collector

generated on 5/3/2019 3:11:00 PM EDT

Tax Record

Last Update: 5/3/2019 3:10:28 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054020037	REAL ESTATE	2018

Mailing Address
MC LAUGHLIN MICHAEL
700 SEARCY AVE
SARASOTA FL 34237-8332

Property Address
700 SEARCY AVE 001

Old Account Number
0054-02-0037

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
700 SEARCY AVE N 25 FT LOT 17 & 50 FT VAC ST LYING N OF LOT 17 FIRST ADD TO OAK SHORES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	90,222	50,000	$40,222	$129.27
Bonds-Debt Service	0.1222	90,222	50,000	$40,222	$4.92
Mosquito Control	0.0550	90,222	50,000	$40,222	$2.21
Sarasota Memorial Hospital	1.0420	90,222	50,000	$40,222	$41.91
SW FL Water Management Dist.	0.2955	90,222	50,000	$40,222	$11.89
West Coast Inland Navigation	0.0394	90,222	50,000	$40,222	$1.58
Sarasota School Board					
School District Fund	5.5030	90,222	25,000	$65,222	$358.92
School Capital Impr	1.5000	90,222	25,000	$65,222	$97.83
Emergency Medical Services	0.6600	90,222	50,000	$40,222	$26.55

Total Millage	12.4311	Total Taxes	$675.08

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$134.07
G64A	Solid Waste Service District	$159.48
I004	Sewer-Phillippi Creek C	$165.00
W056	Stormwater Utility	$90.65

Total Assessments	$549.20

Taxes & Assessments	$1,224.28

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 194
EXHIBIT 2

11/30/2018	PAYMENT	9079839.0001	2018	$1,175.31

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 195

2001014430

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001014430 1 PG
2001 FEB 01 04:34 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TRILLMAN Receipt#010290

WARRANTY DEED

THIS INDENTURE, made this 31st day of January, 2001, between DAVID L CADY and HOLLY CADY, Husband and Wife, as Grantor, whose address is 6244 Crestwood Avenue, Sarasota, FL 34231 and MICHAEL MORGAN, a Single Person, whose post office address is 2772 Greendale Drive, Sarasota, Florida, Grantee

Doc Stamps-Deed: $0.70

WITNESSETH

Grantor, for and in consideration of the sum of ten ($10 00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, Grantee's heirs and assigns forever, the following described land situate, lying and being in Sarasota County, Florida, to-wit

Lot 3, CATHEDRAL OAKS ESTATES SUBDIVISION, according to the Plat thereof recorded in Plat Book 25, Pages 39, 39A and 39B, of the Public Records of Sarasota County, Florida

Subject to easements, reservations, restrictions and public utility easements of record and taxes for the year 2001 and years subsequent thereto

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

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written

Brown Clark P.A.
P.O. Drawer 4987
Sarasota, FL 34230

WITNESSES

Dave Beachy
Print Name

DAVID L CADY

Susan Mitchell
SUSAN MITCHELL
Print Name

Dave Beachy
Print Name

HOLLY CADY

Susan Mitchell
SUSAN MITCHELL
Print Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31st day of January, 2001, by David L Cady, who is personally known to me and produced Flo Drivers License as identification

NOTARY PUBLIC

Print Name

John A Yancheck
My Commission CC866149
Expires August 25, 2003

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31st day of January, 2001, by Holly Cady, who is personally known to me and produced Flo Drivers License as identification.

NOTARY PUBLIC

Print Name

John A Yancheck
My Commission CC866149
Expires August 25, 2003

EXHIBIT 196

Sarasota County Tax Collector

generated on 5/3/2019 3:12:14 PM EDT

Tax Record

Last Update: 5/3/2019 3:11:43 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060140080	REAL ESTATE	2018

Mailing Address
MORGAN MICHAEL L
2772 GREENDALE DR
SARASOTA FL 34232-3702

Property Address
2772 GREENDALE DR 001

Old Account Number
0060-14-0080

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940143

Legal Description
2772 GREENDALE DR LOT 3 CATHEDRAL OAKS ESTATES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	180,288	50,000	$130,288	$418.75
Bonds-Debt Service	0.1222	180,288	50,000	$130,288	$15.92
Mosquito Control	0.0550	180,288	50,000	$130,288	$7.17
Sarasota Memorial Hospital	1.0420	180,288	50,000	$130,288	$135.76
SW FL Water Management Dist.	0.2955	180,288	50,000	$130,288	$38.50
West Coast Inland Navigation	0.0394	180,288	50,000	$130,288	$5.13
Sarasota School Board					
School District Fund	5.5030	180,288	25,000	$155,288	$854.56
School Capital Impr	1.5000	180,288	25,000	$155,288	$232.93
Emergency Medical Services	0.6600	180,288	50,000	$130,288	$85.99

Total Millage	12.4311	Total Taxes	$1,794.71

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$179.22
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$151.94

Total Assessments	$655.64

Taxes & Assessments	$2,450.35

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7235128.0001	2018	$2,352.34

EXHIBIT 196
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 196
EXHIBIT 2

EXHIBIT 197

6-704

97150287

Receipt #: 000000544423-02
Doc Stamp-Deed : 0.70
Karen E. Rushing, Sarasota Cc
By: Kristi H. Scully D.C.

** OFFICIAL RECORDS **
BOOK 3050 PAGE 1766

RECORDED IN OFFICIAL RECORDS

97 DEC 29 PM 3:27

KAREN E. RUSHING
CLERK CIRCUIT COURT
SARASOTA COUNTY, FL

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 29 day of December, 1997.

by first party, Dennis D. Hodges

whose post office address is 13520 St. Hyway 104 Box 23 Silver Hill Ala 36576

to second party, Sue Moulton

whose post office address is 4234 Sunniland St. Sara Fl. 34233

WITNESSETH, That the said first party, for good consideration and for the sum of Dollars ($ 100.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Sarasota, State of Fl. to wit:

Lots 19-20 Block 3 Town of Bee Ridge and the westerly Half of vacated Quincy Ave adjacent thereto as Per plat thereof, Recorded in plat Records of Sarasota County, Fl. Book A Page 29 of

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Christina Packard
Signature of Witness

Christina Packard
Print name of Witness

Starla Jackson
Signature of Witness

STARLA JACKSON
Print name of Witness

Dennis D. Hodges
Signature of First Party

DENNIS D HODGES
Print name of First Party

Signature of First Party

Print name of First Party

State of Florida
County of Sarasota
On December 29, 1997 before me, Dennis Dewayne Hodges
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Notary Public
Deputy Clerk of Notary Sarasota County Deputy Clerk

Affiant ____ Known ____ Produced ID
Type of ID Alabama Lic. #6672715
DOB 7-13-63 (Seal)

(Revised 1/97)

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

RECORDER'S MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received

© E-Z Legal Forms. Before you use this form, read it, fill in all blanks, and make whatever changes are necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. E-Z Legal Forms and the retailer make no representation or warranty, express or implied, with respect to the merchantability of this form for an intended use or purpose

A2HE

EXHIBIT 197
EXHIBIT 2

4.00

12.00 SS
4.40 ST

733379

WARRANTY DEED
INDIVID. TO INDIVID

OFF REC 1154 PG 2012

RAMCO FORM 01

This Warranty Deed

Made the 20th *day of* January A. D. 19 77 *by*

JAMES DIUGUID AND FLORENCE DEUGUID, husband and wife

hereinafter called the grantor, to

Ret: EARL J. MOULTON, JR. AND SUE MOULTON, husband and wife

whose postoffice address is 4760 Theodore Street, Sarasota, Florida 33581

hereinafter called the 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 $* 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* Sarasota *County, Florida, viz:*

Beginning at a point on the South side of Fourth Street 50 feet East of the centerline of the Airline Railroad as shown on plat of Town of Bee Ridge as recorded in Plat Book 1, Page 247; thence East along the southerly line of Fourth Street and as extended 145.7 feet; thence South a distance of 215.8 feet; thence West a distance of 98.41 feet; thence Northwesterly to the point of beginning, being the same property as vacated Lots 21, 22, 23 and 24, Block 3, Town of Bee Ridge, Plat Book 1, Page 247, and the West half of vacated Quincy Street adjacent thereto.

733379
FILED AND RECORDED
R.H. HANEY, JR. CLERK
SARASOTA CO. FL
JAN 21 11 26 AM '77

Subject to restrictions and easements of record.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19* 76.

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Sylvia D. Beaudry | James Diuguid
[signature] | James Diuguid
| Florence Diuguid
| Florence Diuguid

SPACE BELOW FOR RECORDER'S USE.

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

James Diuguid and Florence Diuguid, husband and wife

to me known to be the person s described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of January, A. D. 1977.

NOTARY PUBLIC STATE OF FLORIDA

Sylvia D. Coleman
Notary Public

My commission expires:
12-9-79

This instrument prepared by:
Address
2-20921 lb

OFF REC 1154 PG 2012

This instrument was prepared by: [signature]
LAWYERS TITLE INSURANCE CORPORATION
P. O. Drawer E, Sarasota, Florida - 33578
incidental to the issuance of Title Insurance.

EXHIBIT 197

EXHIBIT 2

EXHIBIT 198

Sarasota County Tax Collector

generated on 5/3/2019 3:15:58 PM EDT

Tax Record

Last Update: 5/3/2019 3:15:24 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071160061	REAL ESTATE	2018

Mailing Address
MOULTON SUE
4234 SUNNILAND ST
SARASOTA FL 34233-1817

Property Address
4234 SUNNILAND ST 001

Old Account Number
0071-16-0061

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000

Millage Code
0100

Escrow Code
940251

Legal Description
4234 SUNNILAND ST BEG AT PT ON S SIDE SUNILAND ST 50 FT E OF C/L OF SCAL RR TH E ALONG SLY LINE SUNILAND ST 145.7 FT TH S 215.8 FT TH W 98.41 FT TH NWLY 220 FT M/L TO POB BEING SAME PREMISES AS VAC LOTS 21 22 23 & 24 & W HALF OF VAC QUINCY ST BLK 3 TOWN OF BEE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	231,413	25,000	$206,413	$663.41
Bonds-Debt Service	0.1222	231,413	25,000	$206,413	$25.22
Mosquito Control	0.0550	231,413	25,000	$206,413	$11.35
Sarasota Memorial Hospital	1.0420	231,413	25,000	$206,413	$215.08
SW FL Water Management Dist.	0.2955	231,413	25,000	$206,413	$61.00
West Coast Inland Navigation	0.0394	231,413	25,000	$206,413	$8.13
Sarasota School Board					
School District Fund	5.5030	291,464	25,000	$266,464	$1,466.35
School Capital Impr	1.5000	291,464	25,000	$266,464	$399.70
Emergency Medical Services	0.6600	231,413	25,000	$206,413	$136.23

Total Millage	12.4311	Total Taxes	$2,986.47

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$196.00
W056	Stormwater Utility	$584.43

Total Assessments	$780.43

Taxes & Assessments	$3,766.90

If Paid By	Amount Due
	$0.00

EXHIBIT 198

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7239382.0001	2018	$3,616.22

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 198

EXHIBIT 2

Sarasota County Tax Collector

generated on 5/3/2019 3:15:18 PM EDT

Tax Record

Last Update: 5/3/2019 3:14:45 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071160064	REAL ESTATE	2018

Mailing Address
MOULTON SUE
4234 SUNNILAND ST
SARASOTA FL 34233-1817

Property Address
THEODORE AVE 001

Old Account Number
0071-16-0064

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS

Millage Code 0100

Escrow Code

Legal Description
THEODORE AVE LOTS 19 & 20 & ADJ W 1/2 OF VAC QUINCY ST BLK 3 TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	3,060	0	$3,060	$9.83
Bonds-Debt Service	0.1222	3,060	0	$3,060	$0.37
Mosquito Control	0.0550	3,060	0	$3,060	$0.17
Sarasota Memorial Hospital	1.0420	3,060	0	$3,060	$3.19
SW FL Water Management Dist.	0.2955	3,060	0	$3,060	$0.90
West Coast Inland Navigation	0.0394	3,060	0	$3,060	$0.12
Sarasota School Board					
School District Fund	5.5030	19,200	0	$19,200	$105.66
School Capital Impr	1.5000	19,200	0	$19,200	$28.80
Emergency Medical Services	0.6600	3,060	0	$3,060	$2.02

Total Millage	12.4311	Total Taxes	$151.06

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
W056	Stormwater Utility	$40.43

Total Assessments	$40.43

Taxes & Assessments	$191.49

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 198

EXHIBIT 2

12/31/2018	PAYMENT	4001464.0001	2018	$185.75

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 198

EXHIBIT 2

EXHIBIT 199

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016051643 2 PG(S)
4/28/2016 10:34 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1978393

Doc Stamp-Deed: $1,577.10

Record and return to:
First International Title
1999 N. University Drive, Suite 201
Coral Springs, FL 33071

300

This instrument was prepared by:
Ari Miller, Esq.
Choice Legal Group, P.A.
(954)453-0365
P.O. Box 9908, Ft. Lauderdale, FL 33310-0908

File Number: 77234-27
Revised 10/06/93
FL (conventional)
REO# A1600Z9
Folio# 0071020007

SPECIAL WARRANTY DEED

THIS INDENTURE, made April 22, 2016, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE, PO BOX 650043, DALLAS, TX 75265-0043, DALLAS, TX 75265-0043, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and Timothy Murphy and Mary Murphy, Husband and Wife of : 4460 MEADOW CREEK CIRCLE SARASOTA FL 34233, , , hereinafter called Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains, and sells to the said Grantee, forever, the following described land in the County of Sarasota, State of Florida, to-wit:

Lot 7, EVERGREEN PARK, according to the Plat thereof, as recorded in Plat Book 27, Pages 2, 2A and 2B, of the Public Records of Sarasota County, Florida.

The property is commonly known as 4460 MEADOW CREEK CIRCLE, SARASOTA, FL 34233

TO HAVE AND TO HOLD the above-described property with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR DOES hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claim by, through or under the said Grantor.

IN WITNESS WHEREOF the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE has caused these presents to be signed in its name by its undersigned officers and it's corporate seal affixed this April 22, 2016.

Signed, sealed and delivered
In the presence of:

Witness

Printed Witness Name

Witness

Printed Witness Name

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE

By:

KIMBERLEY RANDAZZO
Signatory for Choice Legal Group,
P.A., as Attorney-in-Fact for
FEDERAL NATIONAL MORTGAGE
ASSOCIATION A/K/A FANNIE MAE

STATE OF FLORIDA)) ss.
COUNTY OF BROWARD))

I herby certify that on this day before me, an officer duly authorized in the state and County aforesaid to take acknowledgements, personally appeared KIMBERLEY RANDAZZO as Authorized Signatory for Choice Legal Group, P.A., as Attorney-in-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the corporation named therein and severally acknowledged before me they executed the same as such officers in the same and on behalf of said corporation.

Witness my hand and official seal in the county and State last aforesaid, the 22 day of April 2016.

Notary Public, Florida
My Commission Expires:
(Seal)

MY COMMISSION # FF 072057
EXPIRES: February 3, 2018
Bonded Thru Notary Public Underwriters

EXHIBIT 199
EXHIBIT 2

EXHIBIT 200

Sarasota County Tax Collector

generated on 5/3/2019 3:16:43 PM EDT

Tax Record

Last Update: 5/3/2019 3:16:10 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071020007	REAL ESTATE	2018

Mailing Address
MURPHY TIMOTHY
MURPHY MARY
4460 MEADOW CREEK CIR
SARASOTA FL 34233

Property Address
4460 MEADOW CREEK CIR 001

Old Account Number
0071-02-0007

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
DX 500
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940488

Legal Description
4460 MEADOW CREEK CIR LOT 7 EVERGREEN PARK 03-37-18-21-00/7

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	221,761	50,500	$171,261	$550.43
Bonds-Debt Service	0.1222	221,761	50,500	$171,261	$20.93
Mosquito Control	0.0550	221,761	50,500	$171,261	$9.42
Sarasota Memorial Hospital	1.0420	221,761	50,500	$171,261	$178.45
SW FL Water Management Dist.	0.2955	221,761	50,500	$171,261	$50.61
West Coast Inland Navigation	0.0394	221,761	50,500	$171,261	$6.75
Sarasota School Board					
School District Fund	5.5030	221,761	25,500	$196,261	$1,080.03
School Capital Impr	1.5000	221,761	25,500	$196,261	$294.39
Emergency Medical Services	0.6600	221,761	50,500	$171,261	$113.03

Total Millage	12.4311	Total Taxes	$2,304.04

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$173.14
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$423.27

Taxes & Assessments	$2,727.31

If Paid By	Amount Due
	$0.00

EXHIBIT 200

EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	7224486.0001	2018	$2,618.22

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 200

EXHIBIT 2

EXHIBIT 201

Prepared by and Return to:
James Kirt Nalefski
4444 Meadow Creek Circle
Sarasota, Florida 34233

✓ Kuhlman & Assoc Inc
306 Whitfield Ave
Sarasota, FL 34243

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 200714534 2 1 PG
2007 SEP 20 11:44 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCOURSEY Receipt#965837

Doc Stamp-Deed: 0.70

2007145342

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, Executed this 17 of Sept, 2007 by James Kirt Nalefski, a single man, whose post office address is 4444 Meadow Creek Circle, Sarasota, Florida 34233, first party, to James Kirt Nalefski, Nicholas James Nalefski and Christopher Andrew Nalefski, as joint tenants with full rights of survivorship, whose post office address is 4444 Meadow Creek Circle. Sarasota, Florida 34233, second party:

(Whenever used herein the terms first party and second party shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, THAT the said first party, for and in consideration of the sum of Ten Dollars ($10), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and Quit-claim unto the said second party forever, all the right, title, interest, claim and demand which said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Sarasota , State of Florida to wit:

Parcel No. 0071-07-0027

Lot 15, EVERGREEN PARK, as per plat thereof, recorded in Plat Book 27, Pages 2, 2A and 2B, of the Public Records of Sarasota County, Florida

This is a Deed of Convenience.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, Sealed and delivered
in the presence of:

Cheryl J. Kuhlman - Witness

Karen L Kuhlman
Karen L. Kuhlman - Witness

James Kirt Nalefski - Borrower

- Borrower

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me on the 17 day of Sept, 2007, by James Kirt Nalefski, who is/are personally known to me or who provided a drivers license as identification.

Karen L Kuhlman
Notary Public Karen L. Kuhlman
My Commission Expires:

EXHIBIT 202

Sarasota County Tax Collector

generated on 5/3/2019 3:17:17 PM EDT

Tax Record

Last Update: 5/3/2019 3:16:44 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071070027	REAL ESTATE	2018

Mailing Address
NALEFSKI JAMES K
NALEFSKI NICHOLAS J
NALEFSKI CHRISTOPHER A
4444 MEADOW CREEK CIR
SARASOTA FL 34233-1805

Property Address
4444 MEADOW CREEK CIR 001

Old Account Number
0071-07-0027

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940141

Legal Description
4444 MEADOW CREEK CIR LOT 15 EVERGREEN PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	126,922	50,000	$76,922	$247.23
Bonds-Debt Service	0.1222	126,922	50,000	$76,922	$9.40
Mosquito Control	0.0550	126,922	50,000	$76,922	$4.23
Sarasota Memorial Hospital	1.0420	126,922	50,000	$76,922	$80.15
SW FL Water Management Dist.	0.2955	126,922	50,000	$76,922	$22.73
West Coast Inland Navigation	0.0394	126,922	50,000	$76,922	$3.03
Sarasota School Board					
School District Fund	5.5030	126,922	25,000	$101,922	$560.88
School Capital Impr	1.5000	126,922	25,000	$101,922	$152.88
Emergency Medical Services	0.6600	126,922	50,000	$76,922	$50.77

Total Millage	12.4311	Total Taxes	$1,131.30

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$145.39
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$395.52

Taxes & Assessments	$1,526.82

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 202
EXHIBIT 2

11/27/2018	PAYMENT	7229622.0001	2018	$1,465.75

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 203

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017134945 2 PG(S)
November 01, 2017 01:59:34 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $1,995.00

Consideration: $285,000.00

Recording Fees: $18.50

Documentary Stamps: $1,995.00

Prepared by and Return To:

DUNLAP | MORAN
ATTORNEYS AT LAW

Ryan Featherstone, Esquire
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
File No.: 18288-1

WARRANTY DEED

This Warranty Deed is made by **Melissa A. Johnson, a single woman**, hereinafter referred to as "Grantor," to **Javier Nieto,a single man, and Maylen Negrin, a single woman, as joint tenants with full rights of survivorship,** whose address is: **3809 Gatewood Drive, Sarasota, FL 34232**, 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 conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Lot 46, Block 3, TAMARON, UNIT 2, as per plat thereof recorded in Plat Book 24, Pages 11, 11A and 11B, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is: 0053060039.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Dated as of the 31st day of October, 2017.

Witness No. 1:

Print: Marlene Daniels
As to all Grantors

Witness No. 2:

Print: GARY EDELEN
As to all Grantors

GRANTOR:

Melissa A. Johnson
14021 Bellagio Way, #312
Osprey, FL 34229

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me on October 31st, 2017, by Melissa A. Johnson.

Personally known ____
or Produced Identification ✓
Type of Identification Produced FL DL. I1000 356

Notary Public
Print Name: Marlene Daniels
My Commission Expires:

MARLENE DANIELS
Commission # FF 160375
Expires October 28, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT 204

Sarasota County Tax Collector

generated on 5/3/2019 12:24:59 PM EDT

Tax Record

Last Update: 5/3/2019 12:24:28 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060039	REAL ESTATE	2018

Mailing Address
NIETO JAVIER
NEGRIN MAYLEN
3809 GATEWOOD DR
SARASOTA FL 34232-3321

Property Address
3809 GATEWOOD DR 001

Old Account Number
0053-06-0039

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940251

Legal Description
3809 GATEWOOD DR LOT 46, BLK 3, TAMARON UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	264,800	50,000	$214,800	$690.37
Bonds-Debt Service	0.1222	264,800	50,000	$214,800	$26.25
Mosquito Control	0.0550	264,800	50,000	$214,800	$11.81
Sarasota Memorial Hospital	1.0420	264,800	50,000	$214,800	$223.82
SW FL Water Management Dist.	0.2955	264,800	50,000	$214,800	$63.47
West Coast Inland Navigation	0.0394	264,800	50,000	$214,800	$8.46
Sarasota School Board					
School District Fund	5.5030	264,800	25,000	$239,800	$1,319.62
School Capital Impr	1.5000	264,800	25,000	$239,800	$359.70
Emergency Medical Services	0.6600	264,800	50,000	$214,800	$141.77

Total Millage	12.4311	Total Taxes	$2,845.27

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$188.38
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$438.51

Taxes & Assessments	$3,283.78

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 204

EXHIBIT 2

11/28/2018	PAYMENT	7239219.0001	2018	$3,152.43

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 204

EXHIBIT 2

EXHIBIT 205

(7)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2008124710 2 PGS
2008 SEP 16 12:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCOURSEY Receipt#1088930
Doc Stamp-Deed: 1,592.50

2008124710

Prepared by
Donna Bennington
Gulf Breeze Title Of Sarasota, LLC
~~**2063 Main St. Suite 100**~~ 1400 Main St
Sarasota, FL ~~34237~~ 34236
(941) 957-3500

Return to: Grantee

File No.: **20455**

TRUSTEE'S DEED

The name of each person who executed, witnessed, or notarized this document must legibly be printed, typewritten or stamped immediately beneath the signature of such person.

THIS INDENTURE, executed on **8/27/2008**, between

Max B. Noggle, an Unremarried Widow, individually and as Trustee of Amendment and Restatement of the Revocable Trust Agreement of Max B. Noggle dated September 29, 2005 of The Noggle Family Revocable Trust

whose mailing address is: **207 Breda Ct. , Columbia, SC 29212**
party of the first part, and

Barbara A Nikias, A Single Woman

whose mailing address is: **3829 Gatewood Dr , Sarasota, FL 34232**
party of the second part,

WITNESSETH: The party of the first part, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirm to the party of the second part, their heirs and assigns, all that certain land situate in **Sarasota** County, **Florida**, to-wit:

Lot 41, Block 3, TAMARON UNIT NO. 2, according to the plat thereof recorded in Plat Book 24, Pages 11, 11A and 11B, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0053-06-0044**

SUBJECT to covenants, restrictions, easements of record and taxes for the current year.

TRUSTEE(S), Max B. Noggle, has/have full power to sell, transfer, mortgage said real estate.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances belonging to or in anywise appertaining to that real property.

AND the party of the first part does covenant to and with the party of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the Laws of Florida have been followed and complied with in all respects.

In Witness Whereof, the parties of the first part have hereunto set their hand(s) and seal(s) the day and year first above written.

EXHIBIT 205

EXHIBIT 2

Max B. Noggle 8/17/08

Max B. Noggle, Trustee

Signed, sealed and delivered in our presence:

Debbie Sheasley
Witness Signature

Print Name: Debbie Sheasley

Dorothy Robinson
Witness Signature

Print Name: Dorothy Robinson

State of SC

County of Richland

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 8/17/08, by **Max B. Noggle, an Unremarried Widow, individually and as Trustee of Amendment and Restatement of the Revocable Trust Agreement of Max B. Noggle dated September 29, 2005 of The Noggle Family Revocable Trust** who is personally known to me or has produced a valid driver's license as identification.

Debbie Sheasley
NOTARY PUBLIC

Debbie Sheasley
Notary Print Name

My Commission Expires: _____

My Commission Expires
March 27, 2013

EXHIBIT 206

Sarasota County Tax Collector

generated on 5/3/2019 3:19:41 PM EDT

Tax Record

Last Update: 5/3/2019 3:19:09 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060044	REAL ESTATE	2018

Mailing Address
NIKIAS BARBARA A
3829 GATEWOOD DR
SARASOTA FL 34232-3321

Property Address
3829 GATEWOOD DR 001

Old Account Number
0053-06-0044

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3829 GATEWOOD DR LOT 41 BLK 3 TAMARON UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	138,063	50,000	$88,063	$283.03
Bonds-Debt Service	0.1222	138,063	50,000	$88,063	$10.76
Mosquito Control	0.0550	138,063	50,000	$88,063	$4.84
Sarasota Memorial Hospital	1.0420	138,063	50,000	$88,063	$91.76
SW FL Water Management Dist.	0.2955	138,063	50,000	$88,063	$26.02
West Coast Inland Navigation	0.0394	138,063	50,000	$88,063	$3.47
Sarasota School Board					
School District Fund	5.5030	138,063	25,000	$113,063	$622.19
School Capital Impr	1.5000	138,063	25,000	$113,063	$169.59
Emergency Medical Services	0.6600	138,063	50,000	$88,063	$58.12

Total Millage	12.4311	Total Taxes	$1,269.78

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$145.81
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$395.94

Taxes & Assessments	$1,665.72

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

12/31/2018	PAYMENT	5535028.0001	2018	$1,615.75

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 207

2

This Instrument Prepared
Without Examination of Title
By: H. GREG LEE, ESQUIRE
2014 Fourth Street
Sarasota, Florida 34237
PARCEL #:0053-14-0006

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012101507 2 PGS
2012 AUG 07 08:48 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RECTRAIN Receipt#1525652

2012101507

WARRANTY DEED

THIS INDENTURE, made this 1 day of Aug, 2012, by and between ELMER H. NOLT and LENA M. NOLT, husband and wife, hereinafter referred to as Grantor, whose address is 1925 Ingram Avenue, Sarasota, Florida 34232; and ELMER H. NOLT and LENA M. NOLT, whose address is same as above, as Trustee of the Elmer H. Nolt and Lena M. Nolt Revocable Living Trust dated Aug 1, 2012, hereinafter referred to as Grantee.

WITNESSETH, Grantor, in consideration of love and affection does hereby grant, bargain and convey to Trustee, the following described property situated in Sarasota County, Florida, to-wit:

Lot 32, BAHIA VISTA HEIGHTS SUBDIVISION, as per plat thereof recorded in Plat Book 9, Page 66, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record and taxes for 2012 and subsequent years.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to the homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

TOGETHER with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is specifically granted and given the power and authority:

(a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

(c) To execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

(d) To borrow money, and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

(e) To manage, control, operate and dispose of said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.

2. Rights of ownership over the above described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.

3. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement collateral hereto shall be personal property only.

4. The Grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.071.

5. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this instrument.

AND GRANTOR HEREBY COVENANTS with Trustee that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

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

WITNESS:

SCARLETT L. JONES

KIM SCHRAG

SCARLETT L. JONES

KIM SCHRAG

ELMER H. NOLT (SEAL)

LENA M. NOLT (SEAL)

STATE OF FLORIDA / COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 1 day of Aug, 2012 by ELMER H. NOLT and LENA M. NOLT, who are personally known to me or who have DRIVERS LICENSE as identification and who did take an oath.

H. GREG LEE
MY COMMISSION # EE 029072
EXPIRES: January 19, 2015

NOTARY PUBLIC
My Commission Expires:

2

This Instrument Prepared
Without Examination of Title
By: H. GREG LEE, ESQUIRE
2014 Fourth Street
Sarasota, Florida 34237
PARCEL #:0053-14-0007

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 201210150B 2 PGS
2012 AUG 07 08:48 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
RECTRAIN Receipt#1525652

2012101508

WARRANTY DEED

THIS INDENTURE, made this 1 day of Aug, 2012, by and between ELMER H. NOLT and LENA M. NOLT, husband and wife, hereinafter referred to as Grantor, whose address is 1925 Ingram Avenue, Sarasota, Florida 34232; and ELMER H. NOLT and LENA M. NOLT, whose address is same as above, as Trustee of the Elmer H. Nolt and Lena M. Nolt Revocable Living Trust dated Aug 1, 2012, hereinafter referred to as Grantee.

WITNESSETH, Grantor, in consideration of love and affection does hereby grant, bargain and convey to Trustee, the following described property situated in Sarasota County, Florida, to-wit:

Lot 33, BAHIA VISTA HEIGHTS, according to the plat thereof recorded in Plat Book 9, Page 66, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record and taxes for 2012 and subsequent years.

TOGETHER with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is specifically granted and given the power and authority:

(a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

(c) To execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

(d) To borrow money, and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

(e) To manage, control, operate and dispose of said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.

2. Rights of ownership over the above described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.

3. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement collateral hereto shall be personal property only.

4. The Grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.071.

5. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this instrument.

AND GRANTOR HEREBY COVENANTS with Trustee that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

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

WITNESS:

SCARLETT L. JONES

KIM SCHRAG

SCARLETT L. JONES

KIM SCHRAG

ELMER H. NOLT (SEAL)

LENA M. NOLT (SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 1 day of Aug, 2012 by ELMER H. NOLT and LENA M. NOLT, who are personally known to me or who have DRIVERS LICENSE as identification and who did take an oath.

H. GREG LEE
MY COMMISSION # EE 029072
EXPIRES: January 19, 2015

NOTARY PUBLIC
My Commission Expires:

EXHIBIT 208

Sarasota County Tax Collector

generated on 5/3/2019 3:20:17 PM EDT

Tax Record

Last Update: 5/3/2019 3:19:44 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140006	REAL ESTATE	2018

Mailing Address
NOLT ELMER H (TTEE)
NOLT LENA M (TTEE)
1925 INGRAM AVE
SARASOTA FL 34232-3246

Property Address
1925 INGRAM AVE 001

Old Account Number
0053-14-0006

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 19086

Millage Code
0100

Escrow Code

Legal Description
1925 INGRAM AVE LOT 32 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	69,086	44,086	$25,000	$80.35
Bonds-Debt Service	0.1222	69,086	44,086	$25,000	$3.06
Mosquito Control	0.0550	69,086	44,086	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	69,086	44,086	$25,000	$26.05
SW FL Water Management Dist.	0.2955	69,086	44,086	$25,000	$7.39
West Coast Inland Navigation	0.0394	69,086	44,086	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	69,086	25,000	$44,086	$242.60
School Capital Impr	1.5000	69,086	25,000	$44,086	$66.13
Emergency Medical Services	0.6600	69,086	44,086	$25,000	$16.50

Total Millage	12.4311	Total Taxes	$444.45

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$127.85
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$369.23
Taxes & Assessments	$813.68

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/24/2018	PAYMENT	5519616.0001	2018	$781.13

Prior Year Taxes Due
NO DELINQUENT TAXES

Sarasota County Tax Collector

generated on 5/3/2019 3:20:56 PM EDT

Tax Record

Last Update: 5/3/2019 3:20:23 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140007	REAL ESTATE	2018

Mailing Address
NOLT ELMER H (TTEE)
NOLT LENA M (TTEE)
1925 INGRAM AVE
SARASOTA FL 34232-3246

Property Address
1937 INGRAM AVE 001

Old Account Number
0053-14-0007

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
1937 INGRAM AVE LOT 33 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	109,428	0	$109,428	$351.70
Bonds-Debt Service	0.1222	109,428	0	$109,428	$13.37
Mosquito Control	0.0550	109,428	0	$109,428	$6.02
Sarasota Memorial Hospital	1.0420	109,428	0	$109,428	$114.02
SW FL Water Management Dist.	0.2955	109,428	0	$109,428	$32.34
West Coast Inland Navigation	0.0394	109,428	0	$109,428	$4.31
Sarasota School Board					
School District Fund	5.5030	140,200	0	$140,200	$771.52
School Capital Impr	1.5000	140,200	0	$140,200	$210.30
Emergency Medical Services	0.6600	109,428	0	$109,428	$72.22

Total Millage	12.4311	Total Taxes	$1,575.80

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$96.81
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$346.94

Taxes & Assessments	$1,922.74

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/24/2018	PAYMENT	5519616.0002	2018	$1,845.83

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 209

2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006100010 2 PGS
2006 MAY 31 10:18 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
GBURCH Receipt#791136

1

This Document Prepared By and Return to:
David Finkelstein
Finkelstein and Associates, PA
Attorneys and CPAs
27 Fletcher Avenue
Sarasota, FL 34237

Doc Stamp-Deed: 0.70

2006100010

Parcel ID Number: 0061-10-0030

Quitclaim Deed

This Quitclaim Deed, Made this 7TH day of **April**, **2006** A.D., **Between**
Henry Nowak and Christine J. Nowak, Husband and Wife, and
Gregory B. Nowak, a single man
of the County of , State of **Wisconsin**, **grantors,** and
Gregory B. Nowak, a single man

whose address is: **3484 Linden Drive, Sarasota, FL 34232**

of the County of **Sarasota**, State of **Florida**, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Sarasota** State of **Florida** to wit:

Lot 333, Sarasota Springs, Unit No. 3, as per plat thereof recorded in Plat Book 8, Page(s) 7, of the Public Records of Sarasota County, Florida.

The property herein conveyed DOES NOT now constitute, and never has constituted the HOMESTEAD property of the Grantor.

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 grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Witness
Printed Name: JESSICA KIZEWSKI

Witness
Printed Name: Brian Berg

Henry Nowak (Seal)
Henry Nowak
P.O. Address: **6049 S. 18th Street**
Milwaukee, WI 53221

Christine J. Nowak (Seal)
Christine J. Nowak
P.O. Address: **6049 S. 18th Street**
Milwaukee, WI 53221

STATE OF Wisconsin
COUNTY OF Milwaukee

The foregoing instrument was acknowledged before me this 7 day of **April**, **2006** by **Henry Nowak and Christine J. Nowak**

who is personally known to me or who has produced drivers license as identification.

Kathleen Christl
Printed Name: KATHLEEN CHRISTL
Notary Public
My Commission Expires: July 2, 2006

1228RNOW

Laser Generated by © Display Systems, Inc., 2003 (863) 763-5555 Form FLQCD-1

Quitclaim Deed - Page 2

Parcel ID Number: 0061-10-0030

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

Signed, sealed and delivered in our presence:

Tonya Sewell
Printed Name: Tonya Sewell
Witness

Daniela A. Warren
Printed Name: Daniela A. Warren
Witness

Gregory B. Nowak (Seal)
P.O. Address: **3484 Linden Drive**
Sarasota, FL 34232

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 7th day of **April**, **2006** by Gregory B. Nowak who is personally known to me or who has produced as identification.

TONYA SEWELL
MY COMMISSION EXPIRES
June 23, 2006
#DD 109242
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Tonya Sewell
Printed Name: Tonya Sewell
Notary Public
My Commission Expires

1228RNOW

EXHIBIT 210

Sarasota County Tax Collector

generated on 5/3/2019 3:22:17 PM EDT

Tax Record

Last Update: 5/3/2019 3:21:45 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061100030	REAL ESTATE	2018

Mailing Address
NOWAK GREGORY B
3484 LINDEN DR
SARASOTA FL 34232-4940

Property Address
3484 LINDEN DR 001

Old Account Number
0061-10-0030

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 11058

Millage Code
0100

Escrow Code
380000

Legal Description
3484 LINDEN DR LOT 333 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	61,058	36,058	$25,000	$80.35
Bonds-Debt Service	0.1222	61,058	36,058	$25,000	$3.06
Mosquito Control	0.0550	61,058	36,058	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	61,058	36,058	$25,000	$26.05
SW FL Water Management Dist.	0.2955	61,058	36,058	$25,000	$7.39
West Coast Inland Navigation	0.0394	61,058	36,058	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	61,058	25,000	$36,058	$198.43
School Capital Impr	1.5000	61,058	25,000	$36,058	$54.09
Emergency Medical Services	0.6600	61,058	36,058	$25,000	$16.50

Total Millage	12.4311	Total Taxes	$388.24

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$108.62
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$515.00

Taxes & Assessments	$903.24

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2018	PAYMENT	7209699.0001	2018	$867.11

EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 211

OR 1177 PG 1477

Warranty Deed

763492

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.

This Indenture made this 14th day of June A.D. 1977, by and between

RAYMOND C. PHILLIPS and MELBA M. PHILLIPS, husband and wife

hereinafter referred to as Grantor, and

PERRY M. O'CONNOR and PAMELA S. O'CONNOR, husband and wife

hereinafter referred to as Grantee, whose post office address is

2025 Cass Way, Apt. 25, Sarasota, Florida 33581

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:

Lots 13, 14, 15 and 16, Block 6, BEE RIDGE TOWNSITE, Section 10, Township 37 South, Range 18 East, as per plat thereof recorded in Plat Book 1, Page 247, Public Records of Manatee County, Florida, and Plat Book A, Page 39, of the Public Records of Sarasota County, Florida.

Subject to valid existing restrictions, easements and reservations of record, and taxes for the current year.

Subject to that certain mortgage on Lots 13, 14, 15, 16, 17 and 18, Block 6, Bee Ridge Townsite, as recorded in O. R. Book 1085, Page 2022, Public Records of Sarasota County, Florida.

STATE OF FLORIDA DOCUMENTARY STAMP TAX 60.00

FLORIDA DOCUMENTARY SURTAX 22.00

JUN 15 1 09 PM '77

FILED AND RECORDED IN PUBLIC RECORDS OF SARASOTA CO., FLA.

763492

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

Signed, sealed and delivered in the presence of:

Imogene S. Lewis

John T. Bertoau

Raymond C. Phillips (SEAL)
Raymond C. Phillips

Melba M. Phillips (SEAL)
Melba M. Phillips

(SEAL)

(SEAL)

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I Hereby Certify that on this day, before me, an officer duly authorized to take acknowledgments in the state and county named above, personally appeared RAYMOND C. PHILLIPS and MELBA M. PHILLIPS, husband and wife

to me known to be the persons described in and who executed the foregoing deed and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal in the state and county named above this 14th day of June, 1977.

Prepared by: John T. Bertoau (jbw)
Williams, Parker, Harrison, Dietz and Getzen
1550 Ringling Blvd., P. O. Box 3258
Sarasota, Florida 33578

John T. Bertoau
Notary Public
Notary Public, State of Florida at Large
My Commission Expires Oct. 29, 1980
Bonded by Auto-Owners Insurance Co.

OR 1177 PG 1477

EXHIBIT 211

EXHIBIT 2

EXHIBIT 212

Sarasota County Tax Collector

generated on 5/3/2019 3:22:48 PM EDT

Tax Record

Last Update: 5/3/2019 3:22:17 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0089010070	REAL ESTATE	2018

Mailing Address
O CONNOR PERRY M
O CONNOR PAMELA S
4885 ANDREW AVE
SARASOTA FL 34233-4023

Property Address
4885 ANDREW AVE 001

Old Account Number
0089-01-0070

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
4885 ANDREW AVE LOTS 13 14 15 & 16 BLK 6 TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	78,396	50,000	$28,396	$91.26
Bonds-Debt Service	0.1222	78,396	50,000	$28,396	$3.47
Mosquito Control	0.0550	78,396	50,000	$28,396	$1.56
Sarasota Memorial Hospital	1.0420	78,396	50,000	$28,396	$29.59
SW FL Water Management Dist.	0.2955	78,396	50,000	$28,396	$8.39
West Coast Inland Navigation	0.0394	78,396	50,000	$28,396	$1.12
Sarasota School Board					
School District Fund	5.5030	78,396	25,000	$53,396	$293.84
School Capital Impr	1.5000	78,396	25,000	$53,396	$80.09
Emergency Medical Services	0.6600	78,396	50,000	$28,396	$18.74

Total Millage	12.4311	Total Taxes	$528.06

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$69.90
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

Total Assessments	$381.32

Taxes & Assessments	$909.38

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

3/29/2019	PAYMENT	3035512.0001	2018	$909.38

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 213

4.00
.40

106991

QUIT-CLAIM DEED

CORRECTIVE

CHELSEA TITLE & GUARANTY COMPANY

This Quit-Claim Deed, *Executed this* 10th *day of* June , A. D. 19 81 , *by*

ROBERT L. O'CONNOR and PATRICIA M. O'CONNOR, Husband and Wife

first party, to

ANDRE A. O'CONNOR and SUEKO O'CONNOR, Husband and Wife

whose postoffice address is 4807 Andrew Ave. Sarasota, Florida 33583

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of* $ 10.00 *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Sarasota *State of* Florida , *to-wit:*

CHELSEA TITLE and GUARANTY COMPANY O.R. 1446 PG 1932

Lots 21 and 22, Block 6, BEE RIDGE TOWNSITE, as per plat thereof recorded in Plat Book A, Page 39, of the Public Records of Sarasota County, Florida.

FILED AND RECORDED
KAREN E. RUSHNEY JR. CLERK
SARASOTA FLA.
JUN 11 9 33 AM '81
106991

This corrective Quit Claim Deed is being recorded to reflect correct Legal Description as recorded in Official Records Book 1026, Page 843, of the Public Records of Sarasota County, Florida.

SARASOTA COUNTY
279493
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
P.B. 11056
JUN 11 '81
$ 00.40

Subject to all valid restrictions, reservations and easements of record.

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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in presence of:

Robert L. O'Connor [redacted]
ROBERT L. O'CONNOR

Patricia M. O'Connor [redacted]
PATRICIA M O'CONNOR

STATE OF FLORIDA,
COUNTY OF SARASOTA }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Robert L. O'Connor and Patricia M. O'Connor, Husband and Wife

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of June A. D, 19 81.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Notary Public, State of Florida at Large My Commission expires July 29, 19 81

This Instrument prepared by:
Address

This instrument prepared by
Chelsea Title and Guaranty Company
P.O. Box No. 10128
Bradenton, Florida 33507
incident to the issuance of title insurance

Barbara Garrison

EXHIBIT 12

EXHIBIT 214

Sarasota County Tax Collector

generated on 5/3/2019 3:23:29 PM EDT

Tax Record

Last Update: 5/3/2019 3:22:58 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0089010064	REAL ESTATE	2018

Mailing Address
O CONNOR SUEKO
4807 ANDREW AVE
SARASOTA FL 34233-4023

Property Address
4807 ANDREW AVE 001

Old Account Number
0089-01-0064

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 8722
WX 500

Millage Code
0100

Escrow Code

Legal Description
4807 ANDREW AVE LOTS 21 & 22 BLK 6 TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	58,722	34,222	$24,500	$78.74
Bonds-Debt Service	0.1222	58,722	34,222	$24,500	$2.99
Mosquito Control	0.0550	58,722	34,222	$24,500	$1.35
Sarasota Memorial Hospital	1.0420	58,722	34,222	$24,500	$25.53
SW FL Water Management Dist.	0.2955	58,722	34,222	$24,500	$7.24
West Coast Inland Navigation	0.0394	58,722	34,222	$24,500	$0.97
Sarasota School Board					
School District Fund	5.5030	58,722	25,500	$33,222	$182.83
School Capital Impr	1.5000	58,722	25,500	$33,222	$49.83
Emergency Medical Services	0.6600	58,722	34,222	$24,500	$16.17

Total Millage	12.4311	Total Taxes	$365.65

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$103.94
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$345.32

Taxes & Assessments	$710.97

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9080627.0001	2018	$682.53

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 215

rec. 6.00
Doc. Stp. 805.00

** OFFICIAL RECORDS **
BOOK PAGE 1322

This Warranty Deed

93149916

Made this 10th day of December A.D. 19 93
by
Thomas J. Konecny, a married man, joined his spouse Susan A. Konecny
hereinafter called the grantor, to 3716 Little Point Circle, Sarasota, FL 34231
Michele Paradiso and Dorothy Ann Paradiso, husband and wife

whose post office address is: 4227 Pine Meadow Terrace Sarasota, FL 34233

TRANS NUM:00268645
DOC STAMPS PD: $805.00
INTANG. TAX PD: $.00
KAREN E RUSHING SARASOTA CO.
BY: J Shelton D.C.

hereinafter called the grantee:
(Whenever used herein the term "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 $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 19, Pine Meadow Subdivision, as per plat thereof recorded in Plat Book 24, Pages 17 and 17A, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 70150017

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 1993

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: Donna J. Hannigan	Name & Address: Thomas J. Konecny (L.S.)
Name: Rachel S. McCormack	Name & Address: Susan A. Konecny (L.S.)
Name:	Name & Address: (L.S.)
Name:	Name & Address: (L.S.)

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
93 DEC 15 PM 4:48
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 10th day of December, 1993
by
Thomas J. Konecny, a married man, joined by his spouse Susan A. Konecny

who is personally known to me or who has produced drivers licenses as identification.

Print Name: Donna J. Hannigan
Notary Public
My Commission Expires:

DONNA J. HANNIGAN
MY COMMISSION # CC287148 EXPIRES June 15, 1997
BONDED THRU TROY FAIN INSURANCE, INC.

PREPARED BY: Donna J. Hannigan
RECORD & RETURN TO:
SunCoast One Title Co.
4333 S. Tamiami Trail, Suite E
Sarasota, Florida 34231
File No: 4898 Incidental to the issuance of title insurance

WD-1
5/93

EXHIBIT 216

Sarasota County Tax Collector

generated on 5/3/2019 3:25:58 PM EDT

Tax Record

Last Update: 5/3/2019 3:25:25 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070150017	REAL ESTATE	2018

Mailing Address
PARADISO MICHELE
PARADISO DOROTHY A
4227 PINE MEADOW TER
SARASOTA FL 34233-3642

Property Address
4227 PINE MEADOW TER 001

Old Account Number
0070-15-0017

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
4227 PINE MEADOW TER LOT 19 PINE MEADOW

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	145,489	50,000	$95,489	$306.90
Bonds-Debt Service	0.1222	145,489	50,000	$95,489	$11.67
Mosquito Control	0.0550	145,489	50,000	$95,489	$5.25
Sarasota Memorial Hospital	1.0420	145,489	50,000	$95,489	$99.50
SW FL Water Management Dist.	0.2955	145,489	50,000	$95,489	$28.22
West Coast Inland Navigation	0.0394	145,489	50,000	$95,489	$3.76
Sarasota School Board					
School District Fund	5.5030	145,489	25,000	$120,489	$663.06
School Capital Impr	1.5000	145,489	25,000	$120,489	$180.73
Emergency Medical Services	0.6600	145,489	50,000	$95,489	$63.02

Total Millage	12.4311	Total Taxes	$1,362.11

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$161.47
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

Total Assessments	$472.89

Taxes & Assessments	$1,835.00

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/21/2018	PAYMENT	9048980.0001	2018	$1,761.60

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 217

2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014089163 2 PG(S)
July 29, 2014 10:53:50 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

(1)

Doc Stamp-Deed: $1,085.00

Consideration:$155,000.00
Rec. Fees: $18.50
Doc. Stamps: $1,085.00

PREPARED BY AND RETURN TO:
Thomas B. Luzier, Esq.
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
(941) 366-0115
File No: 14582-1

WARRANTY DEED

This Warranty Deed is made by **Dory C. Lock**, (the "Grantor"), to **Ryan R. Parker, an unmarried man,** whose post office address is: **3258 Linden Drive, Sarasota, Florida 34231,** (the "Grantee").

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee, its successors and assigns forever, the following described real property in Sarasota County, Florida:

Lot 321, SARASOTA SPRINGS, UNIT 3, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 7, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above-described real property is 0061070044.

The Grantor herein certifies that the above-described property is not the homestead of the Grantor, nor is it contiguous thereto.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful

claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on July 28, 2014.

WITNESSES:

Margaret Ruck
Witness Signature
Print Name: MARGARET RUCK

Witness Signature
Print Name ALEXIS THOMAS

Dory C. Lock
Dory C. Lock
3608 Asbury Place
Sarasota, FL 34232

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me on July 28, 2014, by Dory C. Lock.

Personally known _____
or Produced Identification X
Type of Identification Produced DL

ALEXIS THOMAS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE204639
Expires 6/4/2016

Notary Public
Print Name:
My Commission Expires:

EXHIBIT 218

Sarasota County Tax Collector

generated on 5/3/2019 3:26:27 PM EDT

Tax Record

Last Update: 5/3/2019 3:25:54 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061070044	REAL ESTATE	2018

Mailing Address
PARKER RYAN R
3258 LINDEN DR
SARASOTA FL 34232-4936

Property Address
3258 LINDEN DR 001

Old Account Number
0061-07-0044

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
380000

Legal Description
3258 LINDEN DR LOT 321 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	129,538	50,000	$79,538	$255.64
Bonds-Debt Service	0.1222	129,538	50,000	$79,538	$9.72
Mosquito Control	0.0550	129,538	50,000	$79,538	$4.37
Sarasota Memorial Hospital	1.0420	129,538	50,000	$79,538	$82.88
SW FL Water Management Dist.	0.2955	129,538	50,000	$79,538	$23.50
West Coast Inland Navigation	0.0394	129,538	50,000	$79,538	$3.13
Sarasota School Board					
School District Fund	5.5030	129,538	25,000	$104,538	$575.27
School Capital Impr	1.5000	129,538	25,000	$104,538	$156.81
Emergency Medical Services	0.6600	129,538	50,000	$79,538	$52.50

Total Millage	12.4311	Total Taxes	$1,163.82

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$144.27
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$550.65
Taxes & Assessments	$1,714.47

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2018	PAYMENT	7209679.0001	2018	$1,645.89

EXHIBIT 2
EXHIBIT 218

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 219

Prepared By
Sarasota Title Services
1803 Glengary Street, Sarasota, FL 34231
Phone (941)927-7000
File Number 17-0082
Grantee(s) SS#
Parcel ID # 71-01-0042

1999167996

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999167996 1 PG
1999 DEC 21 03:43 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
JLITTLE Receipt#161788
Doc Stamp-Deed: 1,536.50

Warranty Deed

(Individual)

This Warranty Deed, dated this **16th** day of **December, 1999**

By **John Rayman and Carla Rayman,** Husband and Wife

whose post office address is 4436 Golden Lake Drive, Sarasota, FL 34233, hereinafter called the GRANTOR,

To **Thomas Pearson, a single man**

whose post office address is 20 Overlook Drive, Ridgefield, CT 06877, hereinafter called the 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 an in consideration of the sum of $10 00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in **Sarasota** County, **Florida**, viz

Lot 23, McINTOSH LAKE, a Subdivision as per Plat thereof recorded in Plat Book 36, Page 25 and 25A, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any, taxes and assessments for the year **1999** and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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 whomsoever

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above

Signed, sealed and delivered in the presence of

Barbara H Thompson
Witness

Barbara H. Thompson
Print Witness' Name

Marie Taylor
Witness
Marie Taylor

Print Witness' Name

John Rayman

Carla Rayman
Carla Rayman

State of **FLORIDA**
County of **SARASOTA**

The foregoing instrument was acknowledged before me this 16th day of December, 1999, by
John Rayman and Carla Rayman
who is personally known to me or who has provided driver's license as identification and who did not take an oath

(Seal)

Barbara H Thompson
Notary
Commission Expires

Deed Warranty Individual 03-03-99

BARBARA H. THOMPSON
MY COMMISSION # CC 886589
EXPIRES December 4, 2003
Bonded Thru Notary Public Underwriters

EXHIBIT 220

Tax Record

Last Update: 4/8/2019 1:23:01 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071010042	REAL ESTATE	2018

Mailing Address
PEARSON THOMAS
4436 GOLDEN LAKE DR
SARASOTA FL 34233-1978

Property Address
4436 GOLDEN LAKE DR 001

Old Account Number
0071-01-0042

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
4436 GOLDEN LAKE DR LOT 23 MCINTOSH LAKE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	224,462	50,000	$174,462	$560.72
Bonds-Debt Service	0.1222	224,462	50,000	$174,462	$21.32
Mosquito Control	0.0550	224,462	50,000	$174,462	$9.60
Sarasota Memorial Hospital	1.0420	224,462	50,000	$174,462	$181.79
SW FL Water Management Dist.	0.2955	224,462	50,000	$174,462	$51.55
West Coast Inland Navigation	0.0394	224,462	50,000	$174,462	$6.87
Sarasota School Board					
School District Fund	5.5030	224,462	25,000	$199,462	$1,097.64
School Capital Impr	1.5000	224,462	25,000	$199,462	$299.19
Emergency Medical Services	0.6600	224,462	50,000	$174,462	$115.14

Total Millage	12.4311	Total Taxes	$2,343.82

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$181.81
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$388.17

Taxes & Assessments $2,731.99

If Paid By	Amount Due

Date Paid	Transaction	Receipt	Item	Amount Paid
11/7/2018	PAYMENT	9005747.0001	2018	$2,622.71

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 221

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001076138 1 PG
2001 MAY 31 04:59 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#050531
Doc Stamp-Deed: 1,571.50

Return to
Name
Address 409

This Instrument Prepared
Laurie S. Lynn
Executive Title Insurance Services, Inc
2300 Bee Ridge Road Suite 305
Sarasota, Florida 34239

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it

10.50
1571

Property Appraisers Parcel I.D. (Folio) Number(s).
71-01-0046
Grantee(s) S S.#(s) ________________
File No: **10010388**

2001076138

WARRANTY DEED

This Warranty Deed Made the **31st day of May, 2001**, by **Edwin B. Reid and Joan L. Reid, Husband and Wife**, , hereinafter called the grantor, whose post office address is: 3184 Natures Way #18 Bradenton FL 34207

to **Todd A. Perna and Carmen Perna, Husband and Wife,** whose post office address is: 4420 Golden Lake Dr. Sarasota FL 34233, hereinafter called the grantee,

WITNESSETH That said grantor, for and in consideration of the sum of $10 00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, Florida, viz

Lot 27, Mcintosh Lake Subdivision, as per plat thereof recorded in Plat Book 36, Page 25, Public Records of Sarasota County, Florida.

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 whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000, reservations, restrictions and easements of record, if any
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)
In Witness Whereof, *Grantor has hereunto set grantor's hand and seal the day and year first above written*

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Witness Signature [signature]
Printed Name Laurie S. Lynn — **Edwin B. Reid**

Witness Signature [signature]
Printed Name Marsha Wolak — **Joan L. Reid**

(TWO SEPARATE WITNESSES REQUIRED)

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 31st **day of** May, 2001, by **Edwin B. Reid and Joan L. Reid, Husband and Wife**, who is/are personally known to me or who has/have produced driver license(s) as identification

My Commission Expires

SEAL — LAURIE S. LYNN MY COMMISSION EXPIRES July 20, 2004 #CC 956074 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

Notary Signature
Print Name:
Serial Number

EXHIBIT 222

Sarasota County Tax Collector

generated on 5/3/2019 3:27:35 PM EDT

Tax Record

Last Update: 5/3/2019 3:27:01 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071010046	REAL ESTATE	2018

Mailing Address
PERNA TODD A
PERNA CARMEN
4420 GOLDEN LAKE DR
SARASOTA FL 34233-1978

Property Address
4420 GOLDEN LAKE DR 001

Old Account Number
0071-01-0046

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940251

Legal Description
4420 GOLDEN LAKE DR LOT 27 MCINTOSH LAKE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	262,340	50,000	$212,340	$682.46
Bonds-Debt Service	0.1222	262,340	50,000	$212,340	$25.95
Mosquito Control	0.0550	262,340	50,000	$212,340	$11.68
Sarasota Memorial Hospital	1.0420	262,340	50,000	$212,340	$221.26
SW FL Water Management Dist.	0.2955	262,340	50,000	$212,340	$62.75
West Coast Inland Navigation	0.0394	262,340	50,000	$212,340	$8.37
Sarasota School Board					
School District Fund	5.5030	262,340	25,000	$237,340	$1,306.08
School Capital Impr	1.5000	262,340	25,000	$237,340	$356.01
Emergency Medical Services	0.6600	262,340	50,000	$212,340	$140.14

Total Millage	12.4311	Total Taxes	$2,814.70

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$184.12
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$390.48

Taxes & Assessments	$3,205.18

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/4/2018	PAYMENT	5505189.0001	2018	$3,076.97

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 223

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003093077 2 PGS
2003 MAY 13 02:15 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
MGEROLMO Receipt#318153

Doc Stamp-Deed: 945.00

03-0260 Pitts

This instrument prepared by:
Robert S. McDaniel, Jr., Esquire
McDANIEL & BALL, P.A.
1444 First Street
Sarasota, FL 34236
941/952-1500

Tax Parcel ID: 0089-01-0069

Rec: $ 10.50
Doc: $945.00

2003093077

[space above this line for recording]

Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, made May 8, 2003, between **Kirk A. Brummett and Tamera Brummett, husband and wife,** of the County of Sarasota in the State of Florida, party of the first part, whose post address is 4857 Andrew Avenue, Sarasota, FL 34233, and **Joe W. Hamilton, Jr. and Patricia Lynne Pitts Hamilton, husband and wife,** party of the second part, and whose post office address is 2624 Mulberry Terrace, Sarasota FL 34239, and whose Taxpayer Identification Number is ,

Witnesseth:

That the said party of the first part, for and in consideration of the sum of $10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

Lots 17 & 18, LESS the North 20 feet of Lot 18, Block 6, BEE RIDGE TOWNSITES, A/K/A TOWN OF BEE RIDGE, according to the plat thereof, recorded in Plat Book A, Page 39, of the Public Records of SARASOTA County, Florida.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

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

Dated on May 8, 2003.

Signed, sealed and delivered in the presence of:

Susan M. Bradley
(Type or print name beneath line)

Sharon Mercier
SHARON MERCIER
(Type or print name beneath line)

Kirk A. Brummett

Tamera Brummett
(Type or print name beneath line)

[space above this line for recording]

INSTRUMENT # 2003093077
2 PGS

[space below this line for acknowledgments]

STATE OF FLORIDA
COUNTY OF SARASOTA

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me on May 8, 2003, by Kirk A. Brummett , ☐ who is personally known to me or ☑ who produced a Florida Driver's License as identification.

Susan M. Bradley
MY COMMISSION # DD148838 EXPIRES
September 9, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

{notarial seal}

NOTARY PUBLIC:

Susan M. Bradley
(print or type name beneath signature line)
State of Florida at Large
My commission expires:
My commission number is:

STATE OF FLORIDA
COUNTY OF SARASOTA

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me on May 8, 2003, by Tamera Brummett , ☐ who is personally known to me or ☑ who produced a Florida Driver's License as identification.

Susan M. Bradley
MY COMMISSION # DD148838 EXPIRES
September 9, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

{notarial seal}

NOTARY PUBLIC:

Susan M. Bradley
(print or type name beneath signature line)
State of Florida at Large
My commission expires:
My commission number is:

(Page 2 of 2 Pages)

EXHIBIT 224

Sarasota County Tax Collector

generated on 5/3/2019 12:36:09 PM EDT

Tax Record

Last Update: 5/3/2019 12:35:37 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0089010069	REAL ESTATE	2018

Mailing Address
HAMILTON PATRICIA P
4857 ANDREW AVE
SARASOTA FL 34233-4023

Property Address
4857 ANDREW AVE 001

Old Account Number
0089-01-0069

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 20974
WX 500
HX 25000

Millage Code
0100

Escrow Code
380000

Legal Description
4857 ANDREW AVE LOT 17 & 18 LESS N 20 FT OF LOT 18 BLK 6 TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	70,974	46,474	$24,500	$78.74
Bonds-Debt Service	0.1222	70,974	46,474	$24,500	$2.99
Mosquito Control	0.0550	70,974	46,474	$24,500	$1.35
Sarasota Memorial Hospital	1.0420	70,974	46,474	$24,500	$25.53
SW FL Water Management Dist.	0.2955	70,974	46,474	$24,500	$7.24
West Coast Inland Navigation	0.0394	70,974	46,474	$24,500	$0.97
Sarasota School Board					
School District Fund	5.5030	70,974	25,500	$45,474	$250.24
School Capital Impr	1.5000	70,974	25,500	$45,474	$68.21
Emergency Medical Services	0.6600	70,974	46,474	$24,500	$16.17

Total Millage	12.4311	Total Taxes	$451.44

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$104.01
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$354.14

Taxes & Assessments	$805.58

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2018	PAYMENT	7210774.0001	2018	$773.36

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 225

3

Prepared By and Return To:
Patricia S. Eisenmann
Fidelity National Title Insurance Company of New York
2975 Bee Ridge Road, Suite A
Sarasota, FL 34239

File No. 03-004-202962

Property Appraiser's Parcel I.D.(folio) Number(s)
89160005

SS#: Provided to Title Co.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003163542 3 PGS
2003 AUG 14 05:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
RAGIORDA Receipt#361739

Doc Stamp-Deed: 3,885.00

2003163542

WARRANTY DEED

THIS WARRANTY DEED dated August 1, 2003, by David Edward Wentzel and Cynthia Lee Wentzel, Husband and Wife hereinafter called the grantor, to Pro Properties, LLC, a Florida Limited Liability Company, whose post office address is 1805 Glengary St. , Sarasota, Florida 34231, hereinafter called the 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 $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Sarasota County, Florida, viz:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

INSTRUMENT # 2003163542
3 PGS

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

Signed, sealed and delivered in the presence of:

Kraig N Kasch
(Witness Signature)

KRAIG N. KASCH
(Print Name of Witness)

S. Wingader
(Witness Signature)

S. Wingader
(Print Name of Witness)

David Edward Wentzel
David Edward Wentzel

Cynthia Lee Wentzel
Cynthia Lee Wentzel

5317 Fruitville Rd. #126
Sarasota Fl 34232
(Address)

STATE of Florida

COUNTY of Sarasota

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared David Edward Wentzel and Cynthia Lee Wentzel to me known to be the person(s) described in or who has/have produced drivers license as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of August, 2003.

NOTARY PUBLIC STATE OF FLORIDA
SHERI L. WINGADER
MY COMMISSION # DD 009309
EXPIRES: June 8, 2005
Bonded Thru Budget Notary Services

Notary Signature

Printed Notary Name

My commission expires: _____

INSTRUMENT # 2003163542
3 PGS

File No. 03-004-202962
Title Order No. 00202962

EXHIBIT ONE

That portion of Lot 16, Block 1, 199 feet wide beginning 257 feet South of the Northeast corner of Lot 16, running between parallel lines to the railroad, Bee Ridge Farms Subdivision, lying and being in Section 10, Township 37 South, Range 18 East, as per plat thereof as recorded in Plat Book A, Page 40, of the Public Records of Sarasota County, Florida.

Less the Easterly 19 feet thereof, taken by Sarasota County, Florida, for highway purposes in O. R. Book 1822, Page 2671, of the Public Records of Sarasota County, Florida.

EXHIBIT 226

Sarasota County Tax Collector

generated on 5/3/2019 3:24:50 PM EDT

Tax Record

Last Update: 5/3/2019 3:24:17 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0089160005	REAL ESTATE	2018

Mailing Address
PRO PROPERTIES LLC
5220 MCINTOSH RD
SARASOTA FL 34233-4044

Property Address
5230 MCINTOSH RD 001

Old Account Number
0089-16-0005

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS

Millage Code 0100

Escrow Code

Legal Description
5230 MCINTOSH RD THAT PORTION OF LOT 16 BLK 1 199 FT WIDE BEG 257 FT S OF NE COR LOT 16 RUNNING BETWEEN PARALLEL LINES TO RR LESS E 19 FT THEREOF FOR ADDITIONAL MCINTOSH RD R/W BEE RIDGE FARMS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	511,939	0	$511,939	$1,645.37
Bonds-Debt Service	0.1222	511,939	0	$511,939	$62.56
Mosquito Control	0.0550	511,939	0	$511,939	$28.16
Sarasota Memorial Hospital	1.0420	511,939	0	$511,939	$533.44
SW FL Water Management Dist.	0.2955	511,939	0	$511,939	$151.28
West Coast Inland Navigation	0.0394	511,939	0	$511,939	$20.17
Sarasota School Board					
School District Fund	5.5030	534,600	0	$534,600	$2,941.90
School Capital Impr	1.5000	534,600	0	$534,600	$801.90
Emergency Medical Services	0.6600	511,939	0	$511,939	$337.88
Total Millage	12.4311	**Total Taxes**			$6,522.66

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$1,176.66
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$390.94
	Total Assessments	$1,727.08
	Taxes & Assessments	$8,249.74

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 2
EXHIBIT 226

11/25/2018	PAYMENT	5520622.0001	2018	$7,919.75

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 227

Please return to:
James Procopio
2750 Sydelle Street
Sarasota, Florida 34237

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013149357 2 PGS
2013 NOV 04 11:27 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
EOLIVA Receipt#1680329
Doc Stamp-Deed: 0.70

2013149357

Above Space Reserved for Recording

Quitclaim Deed

Date of this Document: 5/7/13

Reference Number of Any Related Documents: _____

Grantor:	
Name	Scot Jaffe
Street Address	4766 Maid Marian Lane
City/State/Zip	Sarasota, Florida 34232

Grantee:	
Name	James Procopio
Street Address	2750 Sydelle Street
City/State/Zip	Sarasota, Florida 34237

Legal Description: LOT 101 PAVER PARK ESTATES SECOND ADD

Assessor's Property Tax Parcel/Account Number: 2029-16-0078

THIS QUITCLAIM DEED, executed this 7th day of May, by first party, Grantor, Scot Jaffe, whose post office address is 4766 Maid Marian Lane, Sarasota, Florida 34232, to second party, Grantee, James Procopio, whose post office address is 2750 Sydell Street, Sarasota, Florida 34237.

WITNESSETH, That the said first party, Grantor Scot Jaffe for good consideration and for the sum of $10.00, paid by the said second party, James Procopio, the receipt whereof is hereby acknowledged, does

hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described dwelling, and improvements and appurtenances thereto in the County of Sarasota, State of Florida to wit:

2622 Nancy Street, Sarasota, Florida; more fully described as:
LOT 101 PAVER PARK ESTATES SECOND ADD

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness: Tonya L. Andrello

Print Name of Witness: TONYA L. ANDRELLO

Signature of Witness:

Print Name of Witness: JOSEPH A. SANTANA

Signature of First Party:

Print Name of First Party: Scot Jaffe

State of: Florida
County of: SARASOTA

On May 7th, 2013, before me, Scot JAFFE appeared and is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within the instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person executed the instrument. WITNESS my hand and official seal.

Signature of Notary: Donna Marie DeFant

Affiant ____ Known ____ Produced ID
Type of ID

(Seal)

NOTARY PUBLIC STATE OF FLORIDA

DONNA MARIE DEFANT
MY COMMISSION # EE 835800
EXPIRES: January 18, 2017
Bonded Thru Budget Notary Services

EXHIBIT 228

Sarasota County Tax Collector

generated on 5/14/2019 8:56:23 AM EDT

Tax Record

Last Update: 5/14/2019 8:55:41 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029160078	**REAL ESTATE**	**2019**

Mailing Address
PROCOPIO JAMES
2622 NANCY ST
SARASOTA FL 34237

Property Address
2622 NANCY ST 002

Old Account Number
2029-16-0078

Base Exempt Amount	Taxable Value
see below	**see below**

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code
999999

Legal Description
2622 NANCY ST LOT 101 PAVER PARK ESTATES SECOND ADD

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	151,460	0	$151,460	$486.79
Bonds-Debt Service	0.1222	151,460	0	$151,460	$18.51
Mosquito Control	0.0550	151,460	0	$151,460	$8.33
Sarasota Memorial Hospital	1.0420	151,460	0	$151,460	$157.82
SW FL Water Management Dist.	0.2955	151,460	0	$151,460	$44.76
West Coast Inland Navigation	0.0394	151,460	0	$151,460	$5.97
Sarasota School Board					
School District Fund	5.5030	169,800	0	$169,800	$934.41
School Capital Impr	1.5000	169,800	0	$169,800	$254.70
City of Sarasota	3.2632	151,460	0	$151,460	$494.24
City of Sarasota Debt Service	0.2518	151,460	0	$151,460	$38.14
Emergency Medical Services	0.6600	151,460	0	$151,460	$99.96

Total Millage	15.9461	Total Taxes	$2,543.63

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$92.97
W156	Stormwater Utility	$90.65

Total Assessments	$183.62
Taxes & Assessments	$2,727.25

If Paid By	Amount Due
6/30/2019	**$640.92**
7/31/2019	$715.92

Date Paid	Transaction	Receipt	Item	Amount Paid

Prior Year Taxes Due
NO DELINQUENT TAXES

This account currently uses the Installment method for payment. Please contact Tax Department at (941) 861-8300 for proper pay off of taxes.

Pay Now

EXHIBIT 229

Rec'd $1411.20

This instrument was prepared by
Lawyers Title Insurance Corporation
2199 Ringling Blvd., Sarasota, FL 34237
In connection with title insurance 9806904

Tax ID#0052-04-0027
Grantee SS#_____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998148167 1 PG
1998 NOV 05 02:19 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
LJOLLIFFE Receipt#048509
Doc Stamp-Deed: 1,411.20

1998148167

WARRANTY DEED FROM CORPORATION

THIS WARRANTY DEED made and executed the 30th day of Oct., A.D. 1998 by **BOVIS HOMES, INC., a Florida corporation** having its principal place of business in Longwood, Florida, hereinafter called the Grantor, to **ANTHONY PUCCIO and KAREN D. PUCCIO, Husband and Wife** whose postoffice address is: 720 Autumn Crest Drive, Sarasota 34232 hereinafter called the Grantee:

WITNESSETH: That the grantor, for and n consideration of the sum of ten dollars ($10.00) 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 Sarasota County, Florida, viz:

Lot 42, THE OAKS AT WOODLAND PARK, PHASE I, as per Plat thereof recorded in Plat Book 38, Pages 11, 11-A through 11-C, inclusive, of the Public Records of Sarasota County, Florida.

Subject to all valid restrictions, reservations and easements of record

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes for 1998 and subsequent years.

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

Signed, sealed and delivered
in the presence of:

BOVIS HOMES, INC.

Witness
Name Printed: LISA ZDRODOWSKI

By: _____
As: President

Witness
Name Printed: Eva Ambler

STATE OF FLORIDA COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 30th of Oct. 1998 by Arthur Tyl, as President of Bovis Homes, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or who has produced _____ as identification and did not take an oath.

My commission expires

Lisa Zdrodowsku
My Commission CC58[illegible]
Expires Sep. 30, 2000

Notary Public
Name Printed: LISA ZDRODOWSKI

EXHIBIT 230

Sarasota County Tax Collector

generated on 5/3/2019 3:30:03 PM EDT

Tax Record

Last Update: 5/3/2019 3:29:31 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040027	REAL ESTATE	2018

Mailing Address
PUCCIO ANTHONY
PUCCIO KAREN D
770 AUTUMNCREST DR
SARASOTA FL 34232-2484

Property Address
770 AUTUMNCREST DR 001

Old Account Number
0052-04-0027

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
531557

Legal Description
770 AUTUMNCREST DR LOT 42 THE OAKS AT WOODLAND PARK PH 1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	216,040	50,000	$166,040	$533.65
Bonds-Debt Service	0.1222	216,040	50,000	$166,040	$20.29
Mosquito Control	0.0550	216,040	50,000	$166,040	$9.13
Sarasota Memorial Hospital	1.0420	216,040	50,000	$166,040	$173.01
SW FL Water Management Dist.	0.2955	216,040	50,000	$166,040	$49.06
West Coast Inland Navigation	0.0394	216,040	50,000	$166,040	$6.54
Sarasota School Board					
School District Fund	5.5030	216,040	25,000	$191,040	$1,051.30
School Capital Impr	1.5000	216,040	25,000	$191,040	$286.56
Emergency Medical Services	0.6600	216,040	50,000	$166,040	$109.59

Total Millage	12.4311	Total Taxes	$2,239.13

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$206.83
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$413.19
Taxes & Assessments	$2,652.32

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/30/2018	PAYMENT	5005489.0019	2018	$2,546.23

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 231

This Instrument prepared by
LAWYERS TITLE INSURANCE CORPORATION
By: Charlotte Feltyberger

P.O. Box 610, Sarasota, Fl 34230
In connection with Title Insurance CV69119

Quit-Claim Deed
Individual
Tax ID#2034-03-0089

92147438

** OFFICIAL RECORDS **
BOOK 2465 PAGE 651

THIS QUIT-CLAIM DEED, executed this 21st day of December, A.D., 1992 by **SHIRLEY P. RAMSEY, f/k/a SHIRLEY P. MCDOWELL, a/k/a SHIRLEY PATRICIA MCDOWELL, joined by her husband, LEE D. RAMSEY**
first party, to
LEE D. RAMSEY and SHIRLEY P. RAMSEY; **Husband and Wife**
whose postoffice address is 2343 Novus Street, Sarasota, FL 34237
second party:

WITNESSETH, That the said first party, for and in consideration of the sum of $ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

Lots 18 and 19, Block "A", POMS PARK, as per Plat thereof recorded in Plat Book 1, Page 99, of the Public Records of Sarasota County, Florida.

Subject to all valid restrictions, reservations and easements of record.

Grantee SSN _____ Grantee SSN _____

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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in
the presence of:

Louella Feagans
Witness Louella Feagans
(Name Printed)

Barbara A. Shepard
Witness
(Name Printed) Barbara A. Shepard

Shirley P. Ramsey L.S.
Shirley P. Ramsey
Address: _____

Lee D. Ramsey L.S.
Lee D. Ramsey
Address: _____

State of Florida County of Sarasota

THE FOREGOING instrument was acknowledged before me this 21st day of December, A.D. 1992 by Shirley P. Ramsey and Lee D. Ramsey, who are personally known to me or who have produced DL License as identification and who did not take an oath.

Louella Feagans
Notary Public
Name Printed: Louella Feagans

My commission expires
Commission No.

OFFICIAL NOTARY SEAL
LOUELLA FEAGANS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC003451
MY COMMISSION EXP. MAY 12,1994

TRANS NUM:00195608
DOC STAMPS PD: $.70
INTANG. TAX PD: $.00
KAREN E RUSHING SARASOTA CO.
BY: _____ D.C.

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
92 DEC 28 PM 5:19
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

EXHIBIT 232

Sarasota County Tax Collector

generated on 5/3/2019 3:30:38 PM EDT

Tax Record

Last Update: 5/3/2019 3:30:05 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2034030089	REAL ESTATE	2018

Mailing Address
RAMSEY SHIRLEY P
2343 NOVUS ST
SARASOTA FL 34237-8005

Property Address
2343 NOVUS ST 002

Old Account Number
2034-03-0089

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000
WX 500

Millage Code
0200

Escrow Code

Legal Description
2343 NOVUS ST LOTS 18 & 19 BLK A POMS PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	93,062	50,500	$42,562	$136.79
Bonds-Debt Service	0.1222	93,062	50,500	$42,562	$5.20
Mosquito Control	0.0550	93,062	50,500	$42,562	$2.34
Sarasota Memorial Hospital	1.0420	93,062	50,500	$42,562	$44.35
SW FL Water Management Dist.	0.2955	93,062	50,500	$42,562	$12.58
West Coast Inland Navigation	0.0394	93,062	50,500	$42,562	$1.68
Sarasota School Board					
School District Fund	5.5030	93,062	25,500	$67,562	$371.80
School Capital Impr	1.5000	93,062	25,500	$67,562	$101.34
City of Sarasota	3.2632	93,062	50,500	$42,562	$138.89
City of Sarasota Debt Service	0.2518	93,062	50,500	$42,562	$10.72
Emergency Medical Services	0.6600	93,062	50,500	$42,562	$28.09

Total Millage	15.9461	Total Taxes	$853.78

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$118.83
W156	Stormwater Utility	$90.65

Total Assessments	$209.48

Taxes & Assessments	$1,063.26

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2018	PAYMENT	9071636.0001	2018	$1,020.73

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 233

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016113227 2 PG(S)
9/12/2016 12:58 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2025396

Doc Stamp-Deed: $1,533.00

Prepared by and return to:
Lauren Kohl
Gibson, Kohl, Wolff & Hric, P.L.
414 South Tamiami Trail
Osprey, FL 34229
File Number:15106

Consideration: $219,000.00

General Warranty Deed

Made this September 9 , 2016 By **MONIA HELDWEIN and MATTHEW S. HELDWEIN, wife and husband,** whose post office address is: 5209 Brookmeade Drive, Sarasota, Florida 34232, hereinafter called the grantor, to **JUSTIN M. RESLAN, a single man,** whose post office address is: 4014 Radnor Place, Sarasota, Florida 34233, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 39, SPRING LAKE SUBDIVISION, ADDITION NO. 1, according to the plat thereof, as recorded in Plat Book 9, Page 40, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0070020022**

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

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.

Prepared by and return to:
Lauren Kohl
Gibson, Kohl, Wolff & Hric, P.L.
414 South Tamiami Trail
Osprey, FL 34229
File Number:15106

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____

Witness # 1 Printed Name: _____

_____ (Seal)
MONIA HELDWEIN
Address: 5209 Brookmeade Drive, Sarasota, Florida 34232

Witness Signature: _____

Witness # 2 Printed Name _____

_____ (Seal)
MATTHEW S. HELDWEIN
Address: 5209 Brookmeade Drive, Sarasota, Florida 34232

State of FLORIDA
County of SARASOTA

I am a Notary Public of the State of FL, and my commission expires on 11/18/16. The foregoing instrument was acknowledged before me this September 9, 2016, by MONIA HELDWEIN and MATTHEW S. HELDWEIN, wife and husband, who is/are personally known to me or who has produced driver's license as identification.

JULIE-ANN WALTHER
Commission # EE 852357
My Commission Expires
November 18, 2016

_____
Notary Public
My Commission Expires: _____

EXHIBIT 234

Sarasota County Tax Collector

generated on 5/3/2019 3:31:22 PM EDT

Tax Record

Last Update: 5/3/2019 3:30:50 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070020022	REAL ESTATE	2018

Mailing Address
RESLAN JUSTIN M
4014 RADNOR PL
SARASOTA FL 34233

Property Address
4014 RADNOR PL 001

Old Account Number
0070-02-0022

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940488

Legal Description
4014 RADNOR PL LOT 39 SPRING LAKE SUB ADD 1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	169,000	50,000	$119,000	$382.47
Bonds-Debt Service	0.1222	169,000	50,000	$119,000	$14.54
Mosquito Control	0.0550	169,000	50,000	$119,000	$6.55
Sarasota Memorial Hospital	1.0420	169,000	50,000	$119,000	$124.00
SW FL Water Management Dist.	0.2955	169,000	50,000	$119,000	$35.16
West Coast Inland Navigation	0.0394	169,000	50,000	$119,000	$4.69
Sarasota School Board					
School District Fund	5.5030	169,000	25,000	$144,000	$792.43
School Capital Impr	1.5000	169,000	25,000	$144,000	$216.00
Emergency Medical Services	0.6600	169,000	50,000	$119,000	$78.54

Total Millage	12.4311	Total Taxes	$1,654.38

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$97.86
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$347.99

Taxes & Assessments	$2,002.37

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/27/2018	PAYMENT	7224476.0001	2018	$1,922.28

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 235

(2) 242.60

WARRANTY DEED
INDIVID. TO INDIVID

595513

This Warranty Deed Made the 21st day of March A. D. 19 86 by
JACK E. ELLIS and WILLIAM SEMPLE

hereinafter called the grantor, to

ALLEN B. RIEKE and MARY ANN E. RIEKE, husband and wife

whose postoffice address is 4747 Woodward Pl., Sarasota, Fl 33583
hereinafter called the 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 $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Block 4,
Lots 6 and 7, TOWN OF BEE RIDGE, as per plat thereof recorded in Plat Book 1, Page 247, of the Public Records of Manatee, County, Florida, and according to Plat Book A, Page 39, Public Records of Sarasota County, Florida.
Subject to all valid restrictions, reservations and easements of record.

Grantors herein covenant that the lands described herein do not constitute nor are they contiguous to their homesteads, their homestead addresses being: 3130 Campbell St., Sarasota, Florida, as to Jack E. Ellis and 2913 Walnut St., Orlando, Florida, as to William Semple.

O.R. 1843 PG 2610

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 85.

Documentary Tax Pd. $ 242.60
Intangible Tax Pd. $
[illegible] Jackney, Jr., Clerk, Sarasota County
By: [illegible]
Deputy Clerk

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jack E. Ellis (L.S.)
William Semple (L.S.)

SPACE BELOW FOR RECORDERS USE

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

WILLIAM SEMPLE,

to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6 day of March A. D. 19 86.

Notary Public

This instrument prepared by:
Address:

My Commission Expires: May 24, 1987

THIS INSTRUMENT PREPARED BY, Kim Jarvis (PT3442)
PROFESSIONAL TITLE SERVICES OF SARASOTA, INC.
2156 GULF GATE DR., SARASOTA, FL 33581
INCIDENTAL TO THE ISSUANCE OF TITLE INSURANCE

RETURN TO: PROFESSIONAL TITLE SERVICES OF SARASOTA, INC. 2156 GULF GATE DR. SARASOTA, FL 33581

EXHIBIT 235

EXHIBIT 236

Sarasota County Tax Collector

generated on 5/3/2019 3:32:04 PM EDT

Tax Record

Last Update: 5/3/2019 3:31:31 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071160072	REAL ESTATE	2018

Mailing Address
RIEKE ALLEN B
RIEKE MARY A E
4747 WOODWARD PL
SARASOTA FL 34233-1822

Property Address
4747 WOODWARD PL 001

Old Account Number
0071-16-0072

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 9857

Millage Code
0100

Escrow Code
940182

Legal Description
4747 WOODWARD PL LOTS 6 & 7 BLK 4 TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	59,857	34,857	$25,000	$80.35
Bonds-Debt Service	0.1222	59,857	34,857	$25,000	$3.06
Mosquito Control	0.0550	59,857	34,857	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	59,857	34,857	$25,000	$26.05
SW FL Water Management Dist.	0.2955	59,857	34,857	$25,000	$7.39
West Coast Inland Navigation	0.0394	59,857	34,857	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	59,857	25,000	$34,857	$191.82
School Capital Impr	1.5000	59,857	25,000	$34,857	$52.29
Emergency Medical Services	0.6600	59,857	34,857	$25,000	$16.50

Total Millage	12.4311	Total Taxes	$379.83

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$78.29
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$328.42

Taxes & Assessments	$708.25

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/27/2018	PAYMENT	7226921.0001	2018	$679.92

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 237

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 200515941O 2 PGS
2005 JUL 20 05:07 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
GBURCH Receipt#658582

Doc Stamp-Deed: 990.50

2005159410

This instrument prepared by:
Desjarlais Title Company
7029 A South Tamiami Trail
Sarasota, Florida 34231
incidental to the issuance of a title insurance policy

Tax Parcel ID: 0071-16-0070

[space above this line for recording]

Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, made July 18, 2005, between **Cathleen Evans A Married Woman, joined by her spouse, Daniel Evans**, of the County of SARASOTA in the State of Florida, party of the first part, whose post office address is 4715 Woodward Place, Sarasota, FL 34233, and **Michael A. Ritchie A Single Man,** party of the second part, and whose post office address is 4714 Woodward Place, Sarasota FL 34233.

Witnesseth:

That the said party of the first part, for and in consideration of the sum of $10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

Lot 3, and the North 1/2 of Lot 4, Block 4, TOWN OF BEE RIDGE, according to the plat thereof recorded in Plat Book A, Page 39, of the Public Records of SARASOTA County, Florida.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

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

Dated on July 18, 2005.

Signed, sealed and delivered in the presence of:

Ann-Marie Battaglia
(Type or print name)

Daniel L. Ussher
(Type or print name)

Cathleen Evans
Cathleen Evans

[space below this line for acknowledgments]

STATE OF FLORIDA

COUNTY OF SARASOTA

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me on July 18, 2005, by Cathleen Evans, ☐ who is/are personally known to me or ☑ who produced a Florida Driver's License as identification.

{notarial seal}

ANN-MARIE BATTAGLIA
Comm# DD0270593
Expires 6/16/2007
Bonded thru (800)432-4254
Florida Notary Assn., Inc

NOTARY PUBLIC:

Ann-Marie Battaglia
State of Florida at Large
My commission expires:
My commission number is:

Ann-Marie Battaglia

(Type or print name)

Pamela F. Walsh

(Type or print name)

Daniel Evans

[space below this line for acknowledgments]

STATE OF FLORIDA

COUNTY OF SARASOTA

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me on July 15, 2005, by Daniel Evans , ☐ who is/are personally known to me or ☑ who produced a Florida Driver's License as identification.

{notarial seal}

ANN-MARIE BATTAGLIA
Comm# DD0270583
Expires 6/16/2007
Bonded thru (800)432-4254
Florida Notary Assn., Inc

NOTARY PUBLIC:

Ann-Marie Battaglia

State of Florida at Large
My commission expires:
My commission number is:

(Page 2 of 2 Pages)

EXHIBIT 238

Sarasota County Tax Collector

generated on 5/3/2019 3:32:36 PM EDT

Tax Record

Last Update: 5/3/2019 3:32:04 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071160070	REAL ESTATE	2018

Mailing Address
RITCHIE MICHAEL A
4714 WOODWARD PL
SARASOTA FL 34233-1821

Property Address
4715 WOODWARD PL 001

Old Account Number
0071-16-0070

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
4715 WOODWARD PL LOT 3 & N 1/2 LOT 4 BLK 4 TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	59,348	0	$59,348	$190.74
Bonds-Debt Service	0.1222	59,348	0	$59,348	$7.25
Mosquito Control	0.0550	59,348	0	$59,348	$3.26
Sarasota Memorial Hospital	1.0420	59,348	0	$59,348	$61.84
SW FL Water Management Dist.	0.2955	59,348	0	$59,348	$17.54
West Coast Inland Navigation	0.0394	59,348	0	$59,348	$2.34
Sarasota School Board					
School District Fund	5.5030	84,600	0	$84,600	$465.55
School Capital Impr	1.5000	84,600	0	$84,600	$126.90
Emergency Medical Services	0.6600	59,348	0	$59,348	$39.17

Total Millage	12.4311	Total Taxes	$914.59

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$121.70
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$363.08

Taxes & Assessments	$1,277.67

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
3/13/2019	PAYMENT	9104854.0002	2018	$1,277.67

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 239

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002176746 1 PG
2002 OCT 25 12:37 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#234115
Doc Stamp-Deed: 0.70

2002176746

Prepared By:
Retha Behr
Century Title Corporation
101925 Overseas Highway
Key Largo, Florida 33037
Parcel Identification No. 00501390 000000
Real Estate I.D. #0052-04-0033

CORRECTIVE WARRANTY DEED

This Indenture made this 11th day of October, 2002, BETWEEN Lisa J. Paxson-Rollins, a married woman, Grantor* and Lisa J. Paxson-Rollins, joined by her husband, Keith E. Rollins, Grantee*, whose post office address is 772 Stonecrest Drive, Sarasota, Florida, 34232, GRANTEE*,

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) Dollars and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, Grantee's heirs and assigns forever the following described land situate, lying and being in Sarasota County, Florida, to wit:

LOT 48, THE OAKS AT WOODLAND PARK, PHASE II, as per the Plat thereof, as recorded in Plat Book 39 at Pages 32, 32-A, 32-B of the Public Records of Sarasota County, Florida.

Subject to taxes for the year 2002 not yet due and payable, all conditions, easements, restrictions and reservations of record, zoning ordinances and easements for public utilities, if any.

This Corrective Warranty Deed is being recorded to correct add the spouse to the Warranty Deed dated August 7, 2001 and recorded August 10, 2001 in Instrument #2001114760 of the Public Records of Sarasota County, Florida.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996.

**The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

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 Signature: _____
Witness Printed Name: Kenneth K. Nyman Jr.

Lisa J. Paxson-Rollins

Witness Signature: _____
Witness Printed Name: CHRISTINE SQUIER

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 11th day of October, 2002 by Lisa J. Paxson-Rollins, who is personally known to me or who has produced a drivers license as identification.

Notary Public
Printed Name: KENNETH NYMAN

02-185

KENNETH K. NYMAN, JR.
MY COMMISSION # DD 109572
EXPIRES: August 16, 2006
Bonded Thru Notary Public Underwriters

EXHIBIT 240

Sarasota County Tax Collector

generated on 5/3/2019 3:33:04 PM EDT

Tax Record

Last Update: 5/3/2019 3:32:32 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040033	REAL ESTATE	2018

Mailing Address
PAXSON-ROLLINS LISA J
ROLLINS KEITH E
772 STONECREST DR
SARASOTA FL 34232-7402

Property Address
772 STONECREST DR 001

Old Account Number
0052-04-0033

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940182

Legal Description
772 STONECREST DR LOT 48, THE OAKS AT WOODLAND PARK PH 2, CORR ORI 2006128270

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	246,742	50,000	$196,742	$632.33
Bonds-Debt Service	0.1222	246,742	50,000	$196,742	$24.04
Mosquito Control	0.0550	246,742	50,000	$196,742	$10.82
Sarasota Memorial Hospital	1.0420	246,742	50,000	$196,742	$205.01
SW FL Water Management Dist.	0.2955	246,742	50,000	$196,742	$58.14
West Coast Inland Navigation	0.0394	246,742	50,000	$196,742	$7.75
Sarasota School Board					
School District Fund	5.5030	246,742	25,000	$221,742	$1,220.25
School Capital Impr	1.5000	246,742	25,000	$221,742	$332.61
Emergency Medical Services	0.6600	246,742	50,000	$196,742	$129.85

Total Millage	12.4311	Total Taxes	$2,620.80

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$282.26
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$77.52

Total Assessments	$519.26
Taxes & Assessments	$3,140.06

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 2
EXHIBIT 240

11/27/2018	PAYMENT	7226788.0001	2018	$3,014.46

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 241

Consideration: $89,000.00
Rec. Fees: $18.50
Doc. Stamps: $623.00

PREPARED BY AND RETURN TO:
STEPHANIE A. REINICKE, ESQ.
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
(941) 366-0115
File No: 11335-1

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 200913235 4 2 PGS
2009 OCT 27 12:56 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CEAGLETO Receipt#121511.0
Doc Stamp-Deed: 623.00

WARRANTY DEED

2009132354

This Warranty Deed is made by **Graber Improvements, LLC a Florida Limited Liability Company,** (the "Grantor"), to **Faye M. Rood, a single woman,** whose post office address is: **2900 Poplar Street, Sarasota, FL 34237,** (the "Grantee").

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee, its successors and assigns forever, the following described real property in SARASOTA County, Florida:

Lot 10, Block C, Glen Ridge Subdivision, according to the plat thereof recorded in Plat Book 6, page 20, of the Public Records of Sarasota County, Florida

The Property Appraiser's Parcel Identification Number of the above-described real property is 2031-13-0077.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful

claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on October 23, 2009.

WITNESSES:

Witness Signature Stephanie A. Reinicke
Print Name:

Sandra L. Roberts
Witness Signature
Print Name Sandra L. Roberts

Graber Improvements, LLC a Florida Limited Liability Company

By:
Philip Graber as Manager
8481 Big Buck Lane
Sarasota, FL 34240

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me on October 23, 2009, by Graber Improvements, LLC a Florida Limited Liability Company.

Personally known _____
or Produced Identification ✓
Type of Identification Produced Fl Drivers license

STEPHANIE A. REINICKE
MY COMMISSION # DD714516
EXPIRES: December 16, 2011
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

Notary Public
Print Name:
My Commission Expires:

SAR:nmm\11335-1-warranty deed

EXHIBIT 242

Sarasota County Tax Collector

generated on 5/3/2019 3:35:40 PM EDT

Tax Record

Last Update: 5/3/2019 3:35:08 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2031130077	REAL ESTATE	2018

Mailing Address
ROOD FAYE M
2110 EUCLID TER
SARASOTA FL 34239

Property Address
2900 POPLAR ST 002

Old Account Number
2031-13-0077

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code

Legal Description
2900 POPLAR ST LOT 10 BLK C GLEN RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	111,980	0	$111,980	$359.90
Bonds-Debt Service	0.1222	111,980	0	$111,980	$13.68
Mosquito Control	0.0550	111,980	0	$111,980	$6.16
Sarasota Memorial Hospital	1.0420	111,980	0	$111,980	$116.68
SW FL Water Management Dist.	0.2955	111,980	0	$111,980	$33.09
West Coast Inland Navigation	0.0394	111,980	0	$111,980	$4.41
Sarasota School Board					
School District Fund	5.5030	113,900	0	$113,900	$626.79
School Capital Impr	1.5000	113,900	0	$113,900	$170.85
City of Sarasota	3.2632	111,980	0	$111,980	$365.41
City of Sarasota Debt Service	0.2518	111,980	0	$111,980	$28.20
Emergency Medical Services	0.6600	111,980	0	$111,980	$73.91

Total Millage	15.9461	Total Taxes	$1,799.08

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$79.41
W156	Stormwater Utility	$81.90

Total Assessments	$161.31

Taxes & Assessments	$1,960.39

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

3/12/2019	PAYMENT	9104419.0001	2018	$1,960.39

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 243

Return to: (enclose self-addressed stamped envelope)

Name: Robert J. Ruth

Address: 950 Herndon Pl
Sarasota, Fl 34232

This Instrument Prepared by:
Mary-Jo R. Morris

Address: 1039 Herndon Pl
Sarasota, Fl 34232

Property Appraisers Parcel Identification (Folio) Numbers(s):

Grantee(s) S.S. #(s):

Compliments Paper & Printing Co., Inc. 1987

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

93154488

TRANS NUM:HMP/0784
DOC STAMPS PD: $224.00
INTANG. TAX PD: $.00
KAREN E RUSHING SARASOTA CO.
BY: [illegible] D.C.

•• OFFICIAL RECORDS ••
BOOK 2584 PAGE 177

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed

Made the 15 *day of* December *A.D.* 1993 *by*
Robert J. and Wife, Gertrude Ruth

hereinafter called the grantor, to
~~Donald~~ and Wife, Meredith Jeanne Ruth
whose post office address is 1000 Herndon Pl, Sarasota, Fl 34232

hereinafter called the 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* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in County, State of* Florida *, viz:*

Begin at the Sw corner of NW¼ of Section 27, Township 36 South, Range 18 East, thence North along Section line, 613 feet; thence East, 974 feet; thence North 550 feet to SW corner of said tract; (Point of Beginning); thence North and parallel to Section line, 50 feet; thence 163.4' East to the Westerly line of S.A.L. RR. R/W (100 feet wide); thence Southeasterly along said R/W line, 50.9 feet (Deed=51.2+ feet); thence West and parallel to South line of said ¼ Section, 173.7 feet (Deed=173.4 feet) to SW corner of said tract (Point of Beginning). Subject to 25 foot road easement along West side thereof.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 19 93.

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Signature: Phillip S. Fulkham
Printed Signature: Phillip S. Fulkham

Signature: Michael L Burkett
Printed Signature: MICHAEL L BURKETT

Signature: Phillip S Fulkham
Printed Signature: Phillip S Fulkham

Signature: Michael L Burkett
Printed Signature: MICHAEL L BURKETT

Signature: Robert J. Ruth
Printed Signature: Robert J. Ruth
Post Office Address: 950 Herndon Pl, Sarasota, Fl 34232

Signature: Gertrude H Ruth
Printed Signature: Gertrude Ruth
Post Office Address: 950 Herndon Pl. Sarasota, Fl 34232

STATE OF Florida
COUNTY OF Sarasota

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form S of identification of the above-named persons: Personally known to me and that an oath (was not) taken.

NOTARY RUBBER STAMP SEAL

MARY-JO R. MORRIS
State of Florida
My Comm. Exp. July 25, 1994
Comm. # CC 020424

Witness my hand and official seal in the County and State last aforesaid this 15 day of December A.D. 1993

Notary Signature: Mary-Jo R. Morris
Printed Notary Signature: Mary-Jo R. Morris

10
02
91

EXHIBIT 244

Sarasota County Tax Collector

generated on 5/3/2019 3:36:12 PM EDT

Tax Record

Last Update: 5/3/2019 3:35:39 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052120015	REAL ESTATE	2018

Mailing Address
RUTH DONALD
RUTH MEREDITH J
1000 HERNDON PL
SARASOTA FL 34232-2463

Property Address
1000 HERNDON PL 001

Old Account Number
0052-12-0015

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
DX 500
HX 25000

Millage Code
0100

Escrow Code

Legal Description
1000 HERNDON PL COM SW COR OF NW 1/4 SEC 27 TH E 964.8 FT TH N 1163 FT FOR POB TH N 50 FT TH E 163.4 FT TH SELY ALG SCL RR R/W 50.9 FT TH W 173.7 FT TO POB

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	27,146	25,500	$1,646	$5.29
Bonds-Debt Service	0.1222	27,146	25,500	$1,646	$0.20
Mosquito Control	0.0550	27,146	25,500	$1,646	$0.09
Sarasota Memorial Hospital	1.0420	27,146	25,500	$1,646	$1.72
SW FL Water Management Dist.	0.2955	27,146	25,500	$1,646	$0.49
West Coast Inland Navigation	0.0394	27,146	25,500	$1,646	$0.06
Sarasota School Board					
School District Fund	5.5030	27,146	25,500	$1,646	$9.06
School Capital Impr	1.5000	27,146	25,500	$1,646	$2.47
Emergency Medical Services	0.6600	27,146	25,500	$1,646	$1.09

Total Millage	12.4311	Total Taxes	$20.47

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$69.90
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$311.28

Taxes & Assessments	$331.75

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
2/26/2019	PAYMENT	5540895.0001	2018	$328.43

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 245

92106552

** OFFICIAL RECORDS ** BOOK 2434 PAGE 1273

This Quitclaim Deed *made by* David G. Sadler & Theresa M. Sadler

herein called grantor, to David G. Sadler

whose postoffice address is 2494 S. Milmar Dr., Sarasota, Fl. 34237
herein called grantee;

(The terms "grantor" and "grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

Witnesseth *that grantor, in consideration of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby remises, releases and quitclaims unto the grantee all the right, title, interest, claim and demand which the grantor has in and to the following described real property in* Sarasota *County, Florida:*

Lot 27, Paver Park Estates, as per plat thereof recorded in Plat Book 5, Page 49 of the Public Records of Sarasota County Florida.

Subject to all valid restrictions, reservations and easements of record.

TRANS NUM:00176705
DOC STAMPS PD: $.70
INTANG. TAX PD: $.00
KAREN E RUSHING SARASOTA CO.
BY: [signature] D.C.

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
92 SEP 10 AM 11:50
[illegible]
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

To Have And To Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, and claim whatsoever of the grantor, either in law or in equity, to the only proper use, benefit, and behoof of the grantee and grantee's assigns forever.*

In Witness Whereof, *grantor signed and sealed this deed on the* Eighth *day of* September *, 19* 92

Signed and delivered in the presence of:

x [signature] Sheryl Kloosterman
x [signature] Jeanette Alexander
[signature] Sheryl Kloosterman
x [signature] Jeanette Alexander

x [signature]
DAVID G. SADLER, who produced FL DL# S346-167-56-404 as identification.
x [signature]
THERESA M. SADLER, who had produced FL DL#S346-813-59-719

STATE OF Florida
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared David G. Sadler & Theresa M. Sadler

to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS my hand and official seal in said county and state on September 08, 19 92

[signature] Alan W. Richards
Notary Public (PRINT NAME)
My commission expires Commission #C006923,exp 4/30/94
COMMISSION #

This Deed prepared by
DAVID G. SADLER
2494 Milmar Dr. S. Sarasota, Fl. 34237

NOTARY PUBLIC STATE OF FLORIDA

EXHIBIT 2
EXHIBIT 245

[illegible] 6.w. Rec .70

EXHIBIT 246

Sarasota County Tax Collector

generated on 5/3/2019 3:36:45 PM EDT

Tax Record

Last Update: 5/3/2019 3:36:13 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029150043	REAL ESTATE	2018

Mailing Address
SADLER DAVID G
2494 S MILMAR DR
SARASOTA FL 34237-7211

Property Address
2494 MILMAR DR S 002

Old Account Number
2029-15-0043

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0200

Escrow Code
940141

Legal Description
2494 MILMAR DR S LOT 27 PAVER PARK ESTATES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	88,347	50,000	$38,347	$123.25
Bonds-Debt Service	0.1222	88,347	50,000	$38,347	$4.69
Mosquito Control	0.0550	88,347	50,000	$38,347	$2.11
Sarasota Memorial Hospital	1.0420	88,347	50,000	$38,347	$39.96
SW FL Water Management Dist.	0.2955	88,347	50,000	$38,347	$11.33
West Coast Inland Navigation	0.0394	88,347	50,000	$38,347	$1.51
Sarasota School Board					
School District Fund	5.5030	88,347	25,000	$63,347	$348.60
School Capital Impr	1.5000	88,347	25,000	$63,347	$95.02
City of Sarasota	3.2632	88,347	50,000	$38,347	$125.13
City of Sarasota Debt Service	0.2518	88,347	50,000	$38,347	$9.66
Emergency Medical Services	0.6600	88,347	50,000	$38,347	$25.31

Total Millage	15.9461	Total Taxes	$786.57

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$112.54
W156	Stormwater Utility	$90.65

Total Assessments	$203.19

Taxes & Assessments	$989.76

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7234689.0001	2018	$950.17

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 247

2

Prepared By and Return To:
Patricia S. Eisenmann
Fidelity National Title Insurance Company
2975 Bee Ridge Road, Suite A
Sarasota, FL 34239

File No. 04-004-204527

Property Appraiser's Parcel I.D.(folio) Number(s)
53140038

SS#: Provided to Title Co

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004147047 2 PGS
2004 JUL 28 03:38 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
GBURCH Receipt#506036

Doc Stamp-Deed: 1,295.00

2004147047

WARRANTY DEED

THIS WARRANTY DEED dated July 23, 2004, by Audry Hundley, a single woman, hereinafter called the grantor, to Lawrence D. Salzman and Veronica D. Salzman, Husband and Wife whose post office address is P.O. Box 800802, Toccoa Falls, GA 30598, hereinafter called the 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 $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Sarasota County, Florida, viz:

Lot 60, Block 3, TAMARON, Unit No. 3, according to the plat thereof, as recorded in Plat Book 25, Page(s) 5 and 5A of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

INSTRUMENT # 2004147047
2 PGS

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

Signed, sealed and delivered in the presence of:

(Witness Signature)

P. Eisenmann
(Print Name of Witness)

(Witness Signature)

S. KERSHAW
(Print Name of Witness)

Audry Hundley

2309 Janlyn Rd
(Mailing Address)
Louisville, Ky 40299

STATE of FL

COUNTY of Sarasota

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared AUDRY HUNDLEY to me known to be the person(s) described in or who has/have produced drivers license as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of July, 2004.

NOTARY PUBLIC PATRICIA S. EISENMANN MY COMMISSION # CC 959937 EXPIRES: 8-15, 2004 1-800-3-NOTARY Notary Service & Bonding, Inc

Notary Signature

PATRICIA S. Eisenmann
Printed Notary Name

My commission expires: _____

EXHIBIT 248

Sarasota County Tax Collector

generated on 5/3/2019 3:38:23 PM EDT

Tax Record

Last Update: 5/3/2019 3:37:50 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140038	REAL ESTATE	2018

Mailing Address
SALZMAN LAWRENCE D
SALZMAN VERONICA D
1762 SPRINGWOOD DR
SARASOTA FL 34232-3351

Property Address
1762 SPRINGWOOD DR 001

Old Account Number
0053-14-0038

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0100

Escrow Code

Legal Description
1762 SPRINGWOOD DR LOT 60 BLK 3 TAMARON UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	126,703	50,000	$76,703	$246.52
Bonds-Debt Service	0.1222	126,703	50,000	$76,703	$9.37
Mosquito Control	0.0550	126,703	50,000	$76,703	$4.22
Sarasota Memorial Hospital	1.0420	126,703	50,000	$76,703	$79.92
SW FL Water Management Dist.	0.2955	126,703	50,000	$76,703	$22.67
West Coast Inland Navigation	0.0394	126,703	50,000	$76,703	$3.02
Sarasota School Board					
School District Fund	5.5030	126,703	25,000	$101,703	$559.67
School Capital Impr	1.5000	126,703	25,000	$101,703	$152.55
Emergency Medical Services	0.6600	126,703	50,000	$76,703	$50.62

Total Millage	12.4311	Total Taxes	$1,128.56

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$180.13
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$430.26

Taxes & Assessments	$1,558.82

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/15/2018	PAYMENT	9033367.0001	2018	$1,496.47

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 249

Purch Price 360,000
Rec Fees 10.00
Int Tax ———
Doc Stamps 2,520.00

This deed prepared by:
Sheryl A. Edwards, Esquire
The Edwards Law Firm, PL
1901 Morrill Street
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2008163879 1 PG
2008 DEC 19 03:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#1117923
Doc Stamp-Deed: 2,520.00

2008163879

Parcel ID Number: 0052-04-0032

Warranty Deed

This Indenture, Made this 16th day of December, 2008 A.D., **Between**
Kris W. Sivertson and Susan K. Sivertson, husband and wife

of the County of Eau Claire, State of Wisconsin, **grantors,** and
Brian Sanborn, a single man

whose address is: 766 Stonecrest Drive, Sarasota, FL 34232

of the County of Sarasota, State of Florida, **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
------------------------TEN DOLLARS ($10)------------------------ DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota State of Florida to wit:

Lot 47, of THE OAKS AT WOODLAND PARK, PHASE II, according to the Plat thereof, as recorded in Plat Book 39, at Page 32, 32-A and 32-B, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2008.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Kimberly L. Midgett
Printed Name: Kimberly L. Midgett
Witness

Kris W. Sivertson (Seal)
Kris W. Sivertson
P.O. Address: P.O. Box 195, Altoona, WI 54720

Amber Howes
Printed Name: Amber Howes
Witness

Susan K. Sivertson (Seal)
Susan K. Sivertson
P.O. Address: P.O. Box 195, Altoona, WI 54720

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 16th day of December, 2008 by
Kris W. Sivertson and Susan K. Sivertson, husband and wife

who are personally known to me or who have produced their Driver's License as identification.

KIMBERLY L. MIDGETT
Notary Public - State of Florida
My Commission Expires Jan 31, 2011
Commission # DD 625376
Bonded Through National Notary Assn.

Kimberly L. Midgett
Printed Name: Kimberly L. Midgett
Notary Public
My Commission Expires:

EXHIBIT 12

Laser Generated by © Display Systems, Inc., 2008 (863) 763-5555 Form FLWD-1

EXHIBIT 250

Sarasota County Tax Collector

generated on 5/16/2019 9:02:28 AM EDT

Tax Record

Last Update: 5/16/2019 9:02:28 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040032	REAL ESTATE	2018

Mailing Address
SANBORN BRIAN T
766 STONECREST DR
SARASOTA FL 34232-7402

Property Address
766 STONECREST DR 001

Old Account Number
0052-04-0032

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
531557

Legal Description
766 STONECREST DR LOT 47 THE OAKS AT WOODLAND PARK PH 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	242,131	50,000	$192,131	$617.51
Bonds-Debt Service	0.1222	242,131	50,000	$192,131	$23.48
Mosquito Control	0.0550	242,131	50,000	$192,131	$10.57
Sarasota Memorial Hospital	1.0420	242,131	50,000	$192,131	$200.20
SW FL Water Management Dist.	0.2955	242,131	50,000	$192,131	$56.77
West Coast Inland Navigation	0.0394	242,131	50,000	$192,131	$7.57
Sarasota School Board					
School District Fund	5.5030	242,131	25,000	$217,131	$1,194.87
School Capital Impr	1.5000	242,131	25,000	$217,131	$325.70
Emergency Medical Services	0.6600	242,131	50,000	$192,131	$126.81

Total Millage	12.4311	Total Taxes	$2,563.48

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$254.16
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$460.52

Taxes & Assessments	$3,024.00

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/26/2018	PAYMENT	7218936.0001	2018	$2,903.04

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 251

Sarasota County Tax Collector

generated on 5/16/2019 9:18:41 AM EDT

Tax Record

Last Update: 5/16/2019 9:18:41 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2031040006	REAL ESTATE	2018

Mailing Address
SARASOTA CO AGRICULTURAL FAIR
3000 RINGLING BLVD
SARASOTA FL 34237-5333

Property Address
2896 RINGLING BLVD 002

Old Account Number
2031-04-0006

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
OX 9019025

Millage Code
0200

Escrow Code

Legal Description
2896 RINGLING BLVD FAIRGROUNDS PARK, E 1/2 OF NW 1/4 OF SW 1/4 OF SEC 21-36-18 LESS TRACTS TO COUNTY IN DB 324/292, DB 372/68, & E 1/2 OF NE 1/4 OF SW ¼ OF SEC 21, & N 339.20 FT OF W 363.97 FT OF NE 1/4 OF NW 1/4 OF SW 1/4 OF SEC 21, & W 1/2 OF SE 1/4 OF SW 1/4 Additional Legal

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	9,019,025	9,019,025	$0	$0.00
Bonds-Debt Service	0.1222	9,019,025	9,019,025	$0	$0.00
Mosquito Control	0.0550	9,019,025	9,019,025	$0	$0.00
Sarasota Memorial Hospital	1.0420	9,019,025	9,019,025	$0	$0.00
SW FL Water Management Dist.	0.2955	9,019,025	9,019,025	$0	$0.00
West Coast Inland Navigation	0.0394	9,019,025	9,019,025	$0	$0.00
Sarasota School Board					
School District Fund	5.5030	11,515,700	11,515,700	$0	$0.00
School Capital Impr	1.5000	11,515,700	11,515,700	$0	$0.00
City of Sarasota	3.2632	9,019,025	9,019,025	$0	$0.00
City of Sarasota Debt Service	0.2518	9,019,025	9,019,025	$0	$0.00
Emergency Medical Services	0.6600	9,019,025	9,019,025	$0	$0.00

Total Millage	15.9461	Total Taxes	$0.00

Non-Ad Valorem Assessments

Code	Levying Authority	Amount

Total Assessments	$0.00

Taxes & Assessments	$0.00

If Paid By	Amount Due

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 252

Prepared by and Return to:
Sheri L. Wills
MTI Title Insurance Agency, Inc.
2801 Fruitville Road, Suite 130
Sarasota, FL 34237

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #0071-07-0024
File- MFL-2211597
Consideration Amount $265,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017011618 2 PG(S)
1/30/2017 12:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2072372

Doc Stamp-Deed: $1,855.00

TRUSTEE DEED

This Indenture, Made this **January 27, 2017** between **Deborah Harcup, a married person, individually and Deborah Harcup, as Trustee of the Jean M. Smith Revocable Trust dated March 14, 2007**, whose post office address is: 4673 Stone Ridge Trail, Sarasota, FL 34232, hereinafter called the "Grantor"*, and, Chad Schaeffer, as married man joined by his spouse, Grace Schaeffer and Robert Schaeffer, a married man whose post office address is: 4450 Meadow Creek Circle, Sarasota, FL 34233, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten ($10.00) Dollars and other valuable consideration, 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, FL, and being further described as follows:

Lot 12, EVERGREEN PARK, as per plat thereof recorded in Plat Book 27, Pages 2, 2A and 2B, of the Public Records of Sarasota County, Florida.

Property Address: 4450 Meadow Creek Circle, Sarasota, FL 34233

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

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

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

Said property is not the homestead of the Grantors under the laws and Constitution of the State of Florida in that neither Grantor nor any member of the household of Grantors reside thereon.

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

Jean M. Smith Revocable Trust dated March 14, 2007

By: _____ as Trustee
Deborah Harcup, as Trustee

Individually and as Trustee(s)

_____
Witness #1 Signature

S. Wills
Witness #1 Print Name

_____
Witness #2 Signature

Kristina L. Kaplan
Witness #2 Print Name

State of Florida ; **County of** Sarasota

The foregoing instrument was acknowledged by me this January 27, 2017 by:Deborah Harcup, individually and as trustee(s) of the Jean M. Smith Revocable Trust dated March 14, 2007 who is/are personally known by me or who has/ produced: a valid driver's license as identification and who did not take an oath.

_____
Notary Public My Commission Expires: 6/8/17

SHERI L. WILLS
MY COMMISSION # FF 016619
EXPIRES: June 8, 2017
Bonded Thru Budget Notary Services

EXHIBIT 253

Sarasota County Tax Collector

generated on 5/3/2019 3:40:46 PM EDT

Tax Record

Last Update: 5/3/2019 3:40:13 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071070024	REAL ESTATE	2018

Mailing Address
SCHAEFFER CHAD
SCHAEFFER GRACE
SCHAEFFER ROBERT
4450 MEADOW CREEK CIR
SARASOTA FL 34233-1805

Property Address
4450 MEADOW CREEK CIR 001

Old Account Number
0071-07-0024

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 5285

Millage Code
0100

Escrow Code
940251

Legal Description
4450 MEADOW CREEK CIR LOT 12 EVERGREEN PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	175,235	30,285	$144,950	$465.87
Bonds-Debt Service	0.1222	175,235	30,285	$144,950	$17.71
Mosquito Control	0.0550	175,235	30,285	$144,950	$7.97
Sarasota Memorial Hospital	1.0420	175,235	30,285	$144,950	$151.04
SW FL Water Management Dist.	0.2955	175,235	30,285	$144,950	$42.83
West Coast Inland Navigation	0.0394	175,235	30,285	$144,950	$5.71
Sarasota School Board					
School District Fund	5.5030	175,235	25,000	$150,235	$826.74
School Capital Impr	1.5000	175,235	25,000	$150,235	$225.35
Emergency Medical Services	0.6600	175,235	30,285	$144,950	$95.67

Total Millage	12.4311	Total Taxes	$1,838.89

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$183.00
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$433.13

Taxes & Assessments	$2,272.02

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 2
EXHIBIT 253

11/28/2018	PAYMENT	7239377.0001	2018	$2,181.14

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 254

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002136382 1 PG
2002 AUG 21 01:56 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KRICE Receipt#207803
Doc Stamp-Deed: 997.50

PREPARED BY & RETURN TO
Susan Anderson
Advantage Title of Sarasota, Inc.
4071 Bee Ridge Rd
Sarasota, FL 34233
(941)342-7499

2002136382

Parcel ID Number 0061-10-0036

Warranty Deed

This Indenture, Made this 20th day of August , 2002 A D , **Between**
Kevin Bialek, a single man

of the County of Sarasota , State of Florida , **grantor,** and
Brian N. Seymour

whose address is 3412 Linden Dr., Sarasota, FL 34232

of the County of Sarasota , State of Florida , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota State of Florida to wit

Lot 327, SARASOTA SPRINGS, Unit No. 3, as per plat thereof, recorded in Plat Book 8, Page 7, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2001.

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

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

Signed, sealed and delivered in our presence:

Kara Strausser
Printed Name: Kara Strausser
Witness

Printed Name: SUSAN BLAYLOCK ANDERSON
Witness

Kevin Bialek (Seal)
Kevin Bialek
P O Address 610 Bay Point Ave.
Nokomis, FL 34275

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 20th day of August , 2002 by
Kevin Bialek

he is personally known to me or he has produced his Florida driver's license as identification

Kara Strausser
Printed Name:
Notary Public
My Commission Expires

Kara Strausser
Commission # CC 849243
Expires June 24, 2003
Bonded Thru
Atlantic Bonding Co , Inc

Laser Generated by © Display Systems, Inc 2000 (863) 763-5555 Form FLWD-1

EXHIBIT 255

Sarasota County Tax Collector

generated on 5/3/2019 3:41:18 PM EDT

Tax Record

Last Update: 5/3/2019 3:40:46 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061100036	REAL ESTATE	2018

Mailing Address
SEYMOUR BRIAN N
3412 LINDEN DR
SARASOTA FL 34232-4940

Property Address
3412 LINDEN DR 001

Old Account Number
0061-10-0036

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940182

Legal Description
3412 LINDEN DR LOT 327 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	91,312	50,000	$41,312	$132.78
Bonds-Debt Service	0.1222	91,312	50,000	$41,312	$5.05
Mosquito Control	0.0550	91,312	50,000	$41,312	$2.27
Sarasota Memorial Hospital	1.0420	91,312	50,000	$41,312	$43.05
SW FL Water Management Dist.	0.2955	91,312	50,000	$41,312	$12.21
West Coast Inland Navigation	0.0394	91,312	50,000	$41,312	$1.63
Sarasota School Board					
School District Fund	5.5030	91,312	25,000	$66,312	$364.91
School Capital Impr	1.5000	91,312	25,000	$66,312	$99.47
Emergency Medical Services	0.6600	91,312	50,000	$41,312	$27.27

Total Millage	12.4311	Total Taxes	$688.64

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$128.34
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$534.72

Taxes & Assessments	$1,223.36

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	7226849.0001	2018	$1,174.43

EXHIBIT 2
EXHIBIT 255

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 256

Prepared by and return to:
Sean M. Byrne, Esq.
Bach, Jacobs & Byrne, PA
240 Pineapple Avenue, Suite 700
Sarasota, FL 34236
(941) 906-1231

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019010376 3 PG(S)
January 28 2019 01:40.55 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed. $11,253.90

Property I.D.: 0070070039
Documentary Stamps: $11,253.57

CORPORATE WARRANTY DEED
TO ESTATE

THIS CORPORATE WARRANTY DEED, made December 12, 2018, between **POST OFFICE PROPERTIES, INC, a Florida corporation**, whose post office address is 393 North Point Road, #701, Osprey, FL 34229 (the "**Grantor**") and the **ESTATE OF PHILIP SIMOLARI,** whose post office address is 3393 North Point Road, #701, Osprey, FL 34229, (the "**Grantee**").

(Wherever used herein, the terms **"Grantor"** and **"Grantee"** shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

GRANTOR, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained and sold to the **GRANTEE** and **GRANTEE's** successors, and assigns forever the following described land (the "**Land**") situate in Sarasota County, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to valid easements, reservations, restrictions of record, governmental regulations and real property taxes for the current year

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof.

GRANTOR does hereby fully warrant the title to said Land and will defend the same against the lawful claims of all persons whomever.

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE

The **GRANTEE** is granted the full power and authority to protect, conserve, and to sell, or to lease, or to encumber or otherwise to manage and dispose of the real property conveyed by this deed.

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

SIGNED & SEALED IN OUR PRESENCE:

Sign Here: _____ POST OFFICE PROPERTIES, INC.

Print Name: Loretta Van Zandt

Sign Here: _____ By: _____
FAITH H. SIMOLARI, President

Print Name: Mary Lynne Jewell

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on December 12, 2018, by **FAITH H. SIMOLARI**, ☑ who is personally known to me or ☐ has produced _____ as identification, as President of Post Office Properties, Inc., a Florida corporation, on behalf of the corporation.

SEAN M. BYRNE
MY COMMISSION # GG 052204
EXPIRES: April 1, 2021
Bonded Thru Budget Notary Services

_____
Name: _____
Notary Public, State of Florida
Commission Expires: _____
Commission No.: _____

Exhibit A

PARCEL I:

Begin at the Northwest corner of Lot 6, Block 1, Bee Ridge Farms Subdivision, Section 3, Township 37 South, Range 18 East, as per Plat thereof in Plat Book A, Page 40, Sarasota County Public Records, said point being 24 feet East of the centerline of Sawyer Road; thence East 594.75 feet to Point of Beginning; thence continue East 112.02 feet to West R/W line of Seaboard Coast Line Railroad; thence South 12°25' East, 492.01 feet along railroad R/W; thence West 252.81 feet; thence North 110 feet; thence East 115.96 feet; thence North 12° 25' West parallel to railroad R/W 266.74 feet; thence West 23.61 feet; thence North 110 feet to the Point of Beginning.

PARCEL II:

TOGETHER WITH a non-exclusive easement appurtenant for ingress and egress over the following described easement:

Begin at Northwest corner of Lot 6, Block 1, Bee Ridge Farms Subdivision, Section 3, Township 37 South, Range 18 East, as recorded in Plat Book A, Page 40, Sarasota County Public Records, said point being 24.00 feet East of the centerline of Sawyer Road; thence due South along the East R/W line of said Sawyer Road, 330.00 feet to the Point of Beginning of a 30.00 foot easement lying 15.00 feet each side of the following centerline described as follows: thence due East 419.75 feet to a point called "A"; thence due South 25.50 feet; thence due East 237.30 feet; thence North 12°25'00" West 236.02 feet; thence due West 186.55 feet; thence due South 205.00 feet to a point called "A" and end of said 30.00 foot easement.

EXHIBIT 257

Sarasota County Tax Collector

generated on 5/6/2019 12:21:23 PM EDT

Tax Record

Last Update: 5/6/2019 12:20:48 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070070039	REAL ESTATE	2018

Mailing Address
PHILIP SIMOLARI REVOCABLE TRUS
393 N POINT RD #701
OSPREY FL 34229

Property Address
4041 SAWYER CT 001

Old Account Number
0070-07-0039

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
4041 SAWYER CT COM NW COR LOT 6 BLK 1 TH E 594.75 FT FOR POB TH CONT E 112.02 FT TO W R/W SEABOARD COAST LINE RR TH S-12-25-E 492.01 FT TH W 252.81 FT TH N 110 FT TH E 115.96 FT TH N-12-25 -W 266.74 FT TH W 23.61 FT TH N 110 FT TO POB BEING Additional Legal

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	938,049	0	$938,049	$3,014.89
Bonds-Debt Service	0.1222	938,049	0	$938,049	$114.63
Mosquito Control	0.0550	938,049	0	$938,049	$51.59
Sarasota Memorial Hospital	1.0420	938,049	0	$938,049	$977.45
SW FL Water Management Dist.	0.2955	938,049	0	$938,049	$277.19
West Coast Inland Navigation	0.0394	938,049	0	$938,049	$36.96
Sarasota School Board					
School District Fund	5.5030	1,050,100	0	$1,050,100	$5,778.70
School Capital Impr	1.5000	1,050,100	0	$1,050,100	$1,575.15
Emergency Medical Services	0.6600	938,049	0	$938,049	$619.11

Total Millage	12.4311	Total Taxes	$12,445.67

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$3,956.34
W056	Stormwater Utility	$1,549.24

Total Assessments	$5,505.58

Taxes & Assessments	$17,951.25

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/8/2018	PAYMENT	5508348.0001	2018	$17,233.20

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 258

2008155079

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2008155079 1 PG
2008 DEC 01 09:41 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCOURSEY Receipt#1111433

Prepared by and Return to:
Renate Winter Rodgers
Independent Title & Escrow Closings, Inc.
2187 Siesta Drive
Sarasota, Florida 34239
File Number: **08110301**

AFFIDAVIT-DEATH CERTIFICATE

STATE OF **Florida**
COUNTY OF **Sarasota**

BEFORE ME, the undersigned authority, authorized to take acknowledgements in the State and County aforesaid personally appeared, **Wilbor O. Smith** who after being duly sworn deposes and says:

That I have reviewed a certified copy of the Death Certificate of **Doris Ann Smith** (the deceased), a copy of which I have retained in my file in conjunction with the sale or finance of real property located in **Sarasota** County, **Florida,** to wit:

Lot 328, SARASOTA SPRINGS, Unit 3, as per plat thereof recorded in Plat Book 8, page 7, of the Public Records of Sarasota County, Florida.

The following information is contained within the Death Certificate pertaining to the Deceased:

Sex:	female
Date of Birth:	7/24/1933
Date of Death:	11/28/1983
Place of Residence:	3424 Linden Drive, Sarasota, Florida 33582
Marital Status:	married
Surviving Spouses Name:	Wilbur O. Smith
Social Security No:	
Informant Name and Address:	3424 Linden Drive, Sarasota, Florida 33582

Further Affiant says not.

Signed, Sealed and delivered in
the presence of:

Witness Renate J. Rodgers

Wilbur O. Smith

Print Name

Witness:

Print Name

The foregoing instrument was sworn to, subscribed and acknowledged before me this 17th day of November, 2008, by **Wilbur O. Smith** who was personally known to me or who produced driver's license as identification.

Notary Public: Renate J. Rodgers

Printed Name: Renate J. Rodgers

Commission Number: _____

My Commission expires: _____

NOTARY PUBLIC STATE OF FLORIDA
Renate J. Rodgers
Commission # DD400505
Expires March 6, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Affidavit - Death of Spouse
Closers' Choice

EXHIBIT 259

Sarasota County Tax Collector

generated on 5/3/2019 3:41:51 PM EDT

Tax Record

Last Update: 5/3/2019 3:41:19 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061100035	REAL ESTATE	2018

Mailing Address
SMITH WILBUR O
3424 LINDEN DR
SARASOTA FL 34232-4940

Property Address
3424 LINDEN DR 001

Old Account Number
0061-10-0035

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3424 LINDEN DR LOT 328 SARASOTA SPRINGS UNIT 3 34-36-18-07-03/328

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	97,758	50,000	$47,758	$153.49
Bonds-Debt Service	0.1222	97,758	50,000	$47,758	$5.84
Mosquito Control	0.0550	97,758	50,000	$47,758	$2.63
Sarasota Memorial Hospital	1.0420	97,758	50,000	$47,758	$49.76
SW FL Water Management Dist.	0.2955	97,758	50,000	$47,758	$14.11
West Coast Inland Navigation	0.0394	97,758	50,000	$47,758	$1.88
Sarasota School Board					
School District Fund	5.5030	97,758	25,000	$72,758	$400.39
School Capital Impr	1.5000	97,758	25,000	$72,758	$109.14
Emergency Medical Services	0.6600	97,758	50,000	$47,758	$31.52

Total Millage	12.4311	Total Taxes	$768.76

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$153.71
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$560.09

Taxes & Assessments	$1,328.85

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
3/25/2019	PAYMENT	5544962.0001	2018	$1,328.85

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 260

Prepared by:
Lesli McMillan
Alliance Group Title, LLC
5411 University Parkway
University Park, Florida 34201

File Number: 10-333

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010081589 1 PG
2010 JUL 02 03:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1292864

Doc Stamp-Deed: 623.00

2010081589

General Warranty Deed

Made this June 30, 2010 A.D. By **Margo Miller, a single woman**, whose mailing address is: 241 Loper Lane, Dushore, PA, hereinafter called the grantor, to **Rickey Smull, a single man**, whose post office address is: 2993 Novus Street, Sarasota, Florida 34237, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 49, GREENBRIAR HOMES, FIRST ADDITION, according to the Plat thereof as recorded in Plat Book 8, Page 113, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0054-04-0017**

Subject to reservations, restrictions, and easements of record.

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Carol A. Rogan
Witness Printed Name Carol A. Rogan

Stacy Kaufmann
Witness Printed Name Stacy Kaufmann

Margo Miller (Seal)
Margo Miller
Address: 241 Loper Lane, Dushore, PA

________________ (Seal)
Address:

State of Pennsylvania
County of Sullivan

The foregoing instrument was acknowledged before me this 29th day of June, 2010, by Margo Miller, a single woman, who is/are personally known to me or who has produced drivers license as identification.

Grace A. Krause
Notary Public
Print Name: Grace A. Krause
My Commission Expires: February 24, 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Grace A. Krause, Notary Public
Dushore Boro, Sullivan County
My Commission Expires Feb. 24, 2013
Member, Pennsylvania Association of Notaries

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

EXHIBIT 260

EXHIBIT 261

Sarasota County Tax Collector

generated on 5/3/2019 3:42:29 PM EDT

Tax Record

Last Update: 5/3/2019 3:41:56 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054040017	REAL ESTATE	2018

Mailing Address
SMULL RICKEY
2993 NOVUS ST
SARASOTA FL 34237-7317

Property Address
2993 NOVUS ST 002

Old Account Number
0054-04-0017

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 17419

Millage Code
0200

Escrow Code
531557

Legal Description
2993 NOVUS ST LOT 49 GREENBRIAR HOMES FIRST ADD

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	67,419	42,419	$25,000	$80.35
Bonds-Debt Service	0.1222	67,419	42,419	$25,000	$3.06
Mosquito Control	0.0550	67,419	42,419	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	67,419	42,419	$25,000	$26.05
SW FL Water Management Dist.	0.2955	67,419	42,419	$25,000	$7.39
West Coast Inland Navigation	0.0394	67,419	42,419	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	67,419	25,000	$42,419	$233.43
School Capital Impr	1.5000	67,419	25,000	$42,419	$63.63
City of Sarasota	3.2632	67,419	42,419	$25,000	$81.58
City of Sarasota Debt Service	0.2518	67,419	42,419	$25,000	$6.30
Emergency Medical Services	0.6600	67,419	42,419	$25,000	$16.50

Total Millage	15.9461	Total Taxes	$520.66

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$128.48
W156	Stormwater Utility	$90.65

Total Assessments	$219.13

Taxes & Assessments	$739.79

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2018	PAYMENT	7218967.0001	2018	$710.20

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 262

This Warranty Deed

97128582

Made this 29th day of October A.D. 19 97
by
NORMA STEBBINS, A MARRIED WOMAN

hereinafter called the grantor, to
DAVID STEBBINS, JR., A SINGLE MAN

whose post office address is: 2500 S. MILMAR DRIVE
SARASOTA, FL 34237

Grantees' SSN:
hereinafter called the grantee:

(Whenever used herein the term "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 $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in SARASOTA County, Florida, viz:

LOT 30, PAVER PARK ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 49, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 2029-15-0040

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature — Norma Stebbins LS
Witness #1 Print Name: Beverley Elgore — Name & Address: NORMA STEBBINS
Witness #2 Signature: Linda W. Whaley — 3923 Darby Dr Maryville TN LS
Witness #2 Print Name: LINDA W. Whaley — 1430 Maple Lawn Rd, Louisville TN 37876 LS

Receipt #: 000000533797-05
Doc Stamp-Deed : 504.00
Karen E. Rushing, Sarasota Co
By: B Matthews D.C. LS

State of TENNESSEE
County of Blount

The foregoing instrument was acknowledged before me this 29th day of October, 1997
by
NORMA STEBBINS, A MARRIED WOMAN

who is personally known to me or who has produced a Fla. drivers lic. as identification.

NOTARY PUBLIC

Signature: Ina Faye Crowson
Print Name: Ina Faye Crowson
Notary Public
My Commission Expires: 08/22/2000

(Notarial Seal)

PUBLIC AT LARGE BLOUNT COUNTY, TN

97 OCT -1 PM 3:43
CLERK OF CIRCUIT COURT
SARASOTA FL
OFFICIAL RECORDS

** OFFICIAL RECORDS **
BOOK 3031 PAGE 2087

WD-1
5/93

PREPARED BY: JULIETTE L. LAWLER
RECORD & RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1041 U.S. 41 BY-PASS SOUTH
VENICE, FLORIDA 34292
File No: V9710044

EXHIBIT 263

Sarasota County Tax Collector

generated on 5/3/2019 3:45:30 PM EDT

Tax Record

Last Update: 5/3/2019 3:44:58 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029150040	REAL ESTATE	2018

Mailing Address
STEBBINS JR DAVID
2500 S MILMAR DR
SARASOTA FL 34237-7211

Property Address
2500 MILMAR DR S 002

Old Account Number
2029-15-0040

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0200

Escrow Code

Legal Description
2500 MILMAR DR S LOT 30 PAVER PARK ESTATES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	94,166	50,000	$44,166	$141.95
Bonds-Debt Service	0.1222	94,166	50,000	$44,166	$5.40
Mosquito Control	0.0550	94,166	50,000	$44,166	$2.43
Sarasota Memorial Hospital	1.0420	94,166	50,000	$44,166	$46.02
SW FL Water Management Dist.	0.2955	94,166	50,000	$44,166	$13.05
West Coast Inland Navigation	0.0394	94,166	50,000	$44,166	$1.74
Sarasota School Board					
School District Fund	5.5030	94,166	25,000	$69,166	$380.62
School Capital Impr	1.5000	94,166	25,000	$69,166	$103.75
City of Sarasota	3.2632	94,166	50,000	$44,166	$144.12
City of Sarasota Debt Service	0.2518	94,166	50,000	$44,166	$11.12
Emergency Medical Services	0.6600	94,166	50,000	$44,166	$29.15

Total Millage	15.9461	Total Taxes	$879.35

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$129.18
W156	Stormwater Utility	$90.65

Total Assessments	$219.83

Taxes & Assessments	$1,099.18

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
3/26/2019	PAYMENT	9107667.0001	2018	$1,099.18

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 264

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017129520 2 PG(S)
10/19/2017 1:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2164736

Doc Stamp-Deed: $1,472.80

This instrument prepared by:
CHARLES H. BALL
CHARLES H. BALL & ASSOCIATES, PA
1444 - FIRST STREET
SARASOTA, FL 34236
File #17-0171

Trustee's Deed

This Indenture, made this 16th day of October, 2017, between **HUBERT STEENBAKKERS, A MARRIED MAN, INDIVIDUALLY AND AS TRUSTEE OF THE HUBERT STEENBAKKERS LIVING TRUST DATED APRIL 10, 2013,** of the County of Sarasota in the State of Florida, party of the first part, whose post address is: 192 North Washington Drive, Sarasota, FL 34236, and **HUBERT STEENBAKKERS and MONITA A. WHITNEY, husband and wife,** parties of the second part, and whose post office address is: 192 North Washington Drive, Sarasota, FL 34236.

Witnesseth:

That the said party of the first part, for and in consideration of the sum of $10.00 and other valuable consideration, to him in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, to wit:

See Exhibit A attached

THIS HAS BEEN PREPARED WITHOUT A TITLE SEARCH
THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR

Dated on October 16th, 2017.

Signed, sealed and delivered in the presence of:

Charles H. Ball

Bea M. Fulford

HUBERT STEENBAKKERS, INDIVIDUALLY AND AS TRUSTEE OF THE HUBERT STEENBAKKERS LIVING TRUST DATED APRIL 10, 2013

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on 16th day of October, 2017, by HUBERT STEENBAKKERS, individually and as Trustee of the Hubert Steenbakkers Living Trust dated April 10, 2013, ☐ who is personally known to me or ☐ who produced a Florida Driver's License as identification.

CHARLES H BALL
Notary Public - State of Florida
Commission # GG 47093
My Comm. Expires Nov 14, 2020
Bonded through National Notary Assn.

Notary Public
My Commission Expires:_____

EXHIBIT A

Parcel ID: 2029160076

Situs address: 2642 Nancy Street, Sarasota, FL 34237

Lot 103, PAVER PARK ESTATES, SECOND ADDITION, according to the Plat thereof recorded in Plat Book 7, Page 95, of the Public Records of Sarasota County, Florida.

Parcel ID: 2034050007

Situs address: 2150-2152 Bay Street, Sarasota, FL 34237

Lot 13 Less the Westerly 13 ft. thereof and the West 42 ft. of Lot 15, Block E, GLENWOOD PARK, UNIT 1, according to the Plat thereof recorded in Plat Book 2, page 134, of the Public Records of Sarasota County, Florida.

Parcel ID: 2034050009

Situs address: 2140-2142 Bay Street, Sarasota, FL 34237

East 12 feet of Lot 9, all of Lot 11 and West 13 feet of Lot 13, Block E, GLENWOOD PARK UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page 134, of the Public Records of Sarasota County, Florida.

Parcel ID: 2016040011

Situs address: 266 Polk Drive, Sarasota, FL 34236

An undivided one-half interest in the following described property:

Lot 18 and the Southeasterly ½ of Lot 17, less the Northwesterly 6.0 feet of said Southeasterly ½ of Lot 17, Block 52, a resubdivision of Blocks 51, 52, 53, 54, 55 & 58, Plat No. 3, John Ringling Estates, Inc., Lido Beach, Division "B", as per plat thereof recorded in Plat Book 4, Page 13, of the Public Records of Sarasota County, Florida.

Together with the Northwesterly ½ of that part of Page Drive lying adjacent to said Lot 18, as vacated by City Ordinance 91-3477, recorded in O.R. Book 2313, Page 2432, of the Public Records of Sarasota County, Florida. Containing 11,932 square feet.

EXHIBIT 265

Sarasota County Tax Collector

generated on 5/3/2019 3:46:04 PM EDT

Tax Record

Last Update: 5/3/2019 3:45:31 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029160076	REAL ESTATE	2018

Mailing Address
STEENBAKKERS HUBERT
WHITNEY MONITA A
192 N WASHINGTON DR
SARASOTA FL 34236

Property Address
2642 NANCY ST 002

Old Account Number
2029-16-0076

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code

Legal Description
2642 NANCY ST LOT 103, PAVER PARK ESTATES SECOND ADD,

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	138,500	0	$138,500	$445.14
Bonds-Debt Service	0.1222	138,500	0	$138,500	$16.92
Mosquito Control	0.0550	138,500	0	$138,500	$7.62
Sarasota Memorial Hospital	1.0420	138,500	0	$138,500	$144.32
SW FL Water Management Dist.	0.2955	138,500	0	$138,500	$40.93
West Coast Inland Navigation	0.0394	138,500	0	$138,500	$5.46
Sarasota School Board					
School District Fund	5.5030	138,500	0	$138,500	$762.17
School Capital Impr	1.5000	138,500	0	$138,500	$207.75
City of Sarasota	3.2632	138,500	0	$138,500	$451.95
City of Sarasota Debt Service	0.2518	138,500	0	$138,500	$34.87
Emergency Medical Services	0.6600	138,500	0	$138,500	$91.41

Total Millage	15.9461	Total Taxes	$2,208.54

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$229.27
W156	Stormwater Utility	$90.65

Total Assessments	$319.92

Taxes & Assessments	$2,528.46

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/9/2018	PAYMENT	5508883.0001	2018	$2,427.32

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 266

Case 1:19-cv-00765-RBW Document 24-67 Filed 08/05/22 Page 2 of 2

60
3294S

093368

warranty deed

This Indenture, Made this 9th day of NOVEMBER 19 89

Between

KIMBERLY A. WHITHAM, the unremarried widow and surviving spouse of RICHARD C. WHITHAM II, AND JOHN W. MOORE AND DARLEEN K. MOORE, husband and wife, grantor*, and

VERA STRANIERE

whose post office address is 3212 Linden Dr., Sarasota, FL 34232, grantee*,

RECORDED IN OFFICIAL RECORDS VERIFIED
May 14 9 54 AM '89
KAREN E. RUSHING CLERK CIRCUIT COURT SARASOTA, FL

Witnesseth, That the said Grantor, for and in consideration of the sum of ten dollars ($10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the said Grantee and Grantee's heirs, or successors, and assigns for ever, all that certain parcel of land in the County of Sarasota and State of Florida, to wit:

LOT 317, SARASOTA SPRINGS, UNIT 3, as per plat thereof recorded in Plat Book 8, Page 7, of the Public Records of Sarasota County, Florida.

KIMBERLY A. WHITHAM, one of the grantors herein, hereby covenants that she and Richard C. Whitham II were husband and wife prior to their acquisition of the captioned property, and that they remained married continuously until the death of the said Richard C. Whitham II.

Subject to conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances and taxes for the year 1989 ; and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

(*"Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, 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) Carolyn P. Abbott — Kimberly A Whitham (Seal)
KIMBERLY A. WHITHAM

(Witness) Kim Abbott — (Seal)
JOHN W. MOORE

(Witness) _____ — Darleen K. Moore (Seal)
DARLEEN K. MOORE

(Witness) _____ _____ (Seal)

Documentary Tax Pd.$ 22.50
Intangible Tax Pd.$ _____
Karen E. Rushing, Clerk Sarasota County
By: _____ Deputy Clerk

OR BOOK 002165 PAGE 0027154

State Of Florida County of Sarasota

I Hereby Certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared KIMBERLY A. WHITHAM, the unremarried widow and surviving spouse of RICHARD C. WHITHAM II, AND JOHN W. MOORE AND DARLEEN K. MOORE, husband and wife to me known to be the person described in and who executed the foregoing instrument before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 9th day of NOVEMBER 1989

Notary Public
My commission expires: 2/2/90

Affix Notary Seal

This document prepared by: KIM ABBOTT
american title insurance company
4370 S. TAMIAMI TRAIL
SARASOTA, FL 34231

Incidental To The Issuance of Title Insurance

22564/364 STA

RETURN TO AMERICAN TITLE

EXHIBIT 267

Sarasota County Tax Collector

generated on 5/3/2019 3:52:34 PM EDT

Tax Record

Last Update: 5/3/2019 3:52:02 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061070048	REAL ESTATE	2018

Mailing Address
STRANIERE VERA
3212 LINDEN DR
SARASOTA FL 34232-4936

Property Address
3212 LINDEN DR 001

Old Account Number
0061-07-0048

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940166

Legal Description
3212 LINDEN DR LOT 317 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	80,299	50,000	$30,299	$97.38
Bonds-Debt Service	0.1222	80,299	50,000	$30,299	$3.70
Mosquito Control	0.0550	80,299	50,000	$30,299	$1.67
Sarasota Memorial Hospital	1.0420	80,299	50,000	$30,299	$31.57
SW FL Water Management Dist.	0.2955	80,299	50,000	$30,299	$8.95
West Coast Inland Navigation	0.0394	80,299	50,000	$30,299	$1.19
Sarasota School Board					
School District Fund	5.5030	80,299	25,000	$55,299	$304.31
School Capital Impr	1.5000	80,299	25,000	$55,299	$82.95
Emergency Medical Services	0.6600	80,299	50,000	$30,299	$20.00

Total Millage	12.4311	Total Taxes	$551.72

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$120.02
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$526.40

Taxes & Assessments	$1,078.12

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7261189.0001	2018	$1,035.00

EXHIBIT 2
EXHIBIT 267

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 268

Prepared by and return to:
William A. Dooley, P.A.
2042 Bee Ridge Road
Sarasota, Florida 34239

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016142803 2 PG(S)
November 17, 2016 10:47:24 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $1,281.00

SPECIAL WARRANTY DEED

THIS INDENTURE made this 8th day of November, 2016 between JONI SWEINSBERGER, a single woman, whose mailing address is 446 S. Pelican Drive, Sarasota, Florida 34237, "Grantor", and PAUL HOERNING, a single man, whose address is 446 S. Pelican Drive, Sarasota, Florida 34237 as "Life Tenant", and COURTNEY JOACHIM, as "Remainderman", whose address is 4617 Leeta Lane, Sarasota, Florida 34234.

WITNESSETH that GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and transfers unto the Life Tenant and Remainderman, the following described land, situate and lying and being in the County of Sarasota, State of Florida, to-wit:

Lot 12, Terrace Gardens "C", as per plat thereof recorded in Plat Book 5, Page 88, of the Public Records of Sarasota County, Florida.

Subject to restrictions, covenants and easements of record and Agreement between the Life Tenant and Remainderman, and governmental regulations.

Grantor grants unto Life Tenant for and during his lifetime, the exclusive possession, use and enjoyment of the rents and profits of the property described herein subject to the conditions set forth in the Agreement between the Remainderman and the Life Tenant.

Remainderman shall hold a remainder interest in the property described herein and upon the death of the Life Tenant or termination of the Life Tenant's interest, all right and title to the property remaining shall fully vest in Remainderman, subject to such liens and encumbrances existing at that time.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

Witnesses:

Name Gayla Hug

Name Jami J. Herter

GRANTOR

Joni Sweinsberger

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 8th day of November, 2016 by Joni Sweinsberger [X] who is personally known to me or [ ] who produced _____ as identification.

JAMI J. HERTER
Commission #FF 134497
My Commission Expires
June 22, 2018

Notary Public
Name Jami J. Herter
Commission Expires June 22, 2018

EXHIBIT 269

Sarasota County Tax Collector

generated on 5/3/2019 3:53:38 PM EDT

Tax Record

Last Update: 5/3/2019 3:53:05 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029140014	REAL ESTATE	2018

Mailing Address
SWEINSBERGER JONI (E LIFE EST)
446 S PELICAN DR
SARASOTA FL 34237-7120

Property Address
446 PELICAN DR S 002

Old Account Number
2029-14-0014

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code
940147

Legal Description
446 PELICAN DR S LOT 12 TERRACE GARDENS C

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	162,600	0	$162,600	$522.60
Bonds-Debt Service	0.1222	162,600	0	$162,600	$19.87
Mosquito Control	0.0550	162,600	0	$162,600	$8.94
Sarasota Memorial Hospital	1.0420	162,600	0	$162,600	$169.43
SW FL Water Management Dist.	0.2955	162,600	0	$162,600	$48.05
West Coast Inland Navigation	0.0394	162,600	0	$162,600	$6.41
Sarasota School Board					
School District Fund	5.5030	162,600	0	$162,600	$894.78
School Capital Impr	1.5000	162,600	0	$162,600	$243.90
City of Sarasota	3.2632	162,600	0	$162,600	$530.60
City of Sarasota Debt Service	0.2518	162,600	0	$162,600	$40.94
Emergency Medical Services	0.6600	162,600	0	$162,600	$107.32

Total Millage	15.9461	Total Taxes	$2,592.84

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$103.45
W156	Stormwater Utility	$90.65

Total Assessments	$194.10

Taxes & Assessments	$2,786.94

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/28/2018	PAYMENT	7236771.0001	2018	$2,675.46

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 270

10.00
1,386.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005020764 1 PG
2005 JAN 31 07:28 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
TRAIN 3 Receipt#578197
Doc Stamp-Deed: 1,386.00

2005020764

Return to: **Carrie Rummery**
Name: **Executive Title Insurance Services, Inc.**
Address: **2300 Bee Ridge Road Suite 305**
Sarasota, Florida 34239

This Instrument Prepared by:
Carrie Rummery
Executive Title Insurance Services, Inc.
2300 Bee Ridge Road Suite 305
Sarasota, Florida 34239

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
0061-10-0031

File No:**10050024**

WARRANTY DEED

This Warranty Deed Made the **31st day of January, 2005**, by **Ronald Shawn Guendjoian and Jennifer Leigh Guendjoian, Husband and Wife**, hereinafter called the grantor, whose post office address is: 14359 Gnatcatcher Ter Bradenton, FL 34202

to **Suzanne M. Thornburg, A Single Woman,** whose post office address is ~~14359~~ 3333 Ramblewood Ct. Sarasota, FL 34239 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of $10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, Florida, viz:

Lot 332, Sarasota Springs, Unit 3, according to the plat thereof, as recorded in Plat Book 8, Page 7, of the Public Records of Sarasota County, Florida.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2004**, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

1st Witness Signature: _____ _____ **Ronald Shawn Guendjoian**
Printed Name: Carrie S. Rummery

2nd Witness Signature: _____ _____ **Jennifer Leigh Guendjoian**
Printed Name: MARY Carolyn Cordrey

STATE OF **Florida**
COUNTY OF **Sarasota**

The foregoing instrument was acknowledged before me this **31st day of January, 2005,** by **Ronald Shawn Guendjoian and Jennifer Leigh Guendjoian, Husband and Wife**, who is/are personally known to me or who has/have produced driver license(s) as identification, and who did / did not take an oath.

My Commission Expires:

_____
Notary Signature
Print Name: Carrie S. Rummery
Serial Number

SEAL

NOTARY PUBLIC STATE OF FLORIDA
CARRIE S. RUMMERY
MY COMMISSION # DD 065878
EXPIRES: January 26, 2006
Bonded Thru Notary Public Underwriters

EXHIBIT 271

Sarasota County Tax Collector

generated on 5/3/2019 12:33:49 PM EDT

Tax Record

Last Update: 5/3/2019 12:33:18 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061100031	REAL ESTATE	2018

Mailing Address
THORNBURG SUZANNE M
3472 LINDEN DR
SARASOTA FL 34232-4940

Property Address
3472 LINDEN DR 001

Old Account Number
0061-10-0031

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 24928

Millage Code
0100

Escrow Code
531056

Legal Description
3472 LINDEN DR LOT 332 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	74,928	49,928	$25,000	$80.35
Bonds-Debt Service	0.1222	74,928	49,928	$25,000	$3.06
Mosquito Control	0.0550	74,928	49,928	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	74,928	49,928	$25,000	$26.05
SW FL Water Management Dist.	0.2955	74,928	49,928	$25,000	$7.39
West Coast Inland Navigation	0.0394	74,928	49,928	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	74,928	25,000	$49,928	$274.76
School Capital Impr	1.5000	74,928	25,000	$49,928	$74.89
Emergency Medical Services	0.6600	74,928	49,928	$25,000	$16.50

Total Millage	12.4311	Total Taxes	$485.37

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$111.84
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$518.22

Taxes & Assessments	$1,003.59

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	7271010.0001	2018	$963.45

EXHIBIT 2
EXHIBIT 271

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 272

QUIT-CLAIM DEED

OFF. REC. 1166 PG 1783

749184

LAUDERDALE ABSTRACT AND TITLE COMPANY
Dianna Bell 11644

6.00
.2055
.5551

Return:

This Quit-Claim Deed, Executed this 14 day of March, A. D. 1977, by GILMAN C. GUNN, a/k/a BILMAN C. GUNN, the unremarried widower and surviving spouse of BERNICE F. GUNN, deceased, and GILMAN C. GUNN, JR., joined by his wife CAROLYN GUNN and LEONARD W. GUNN, joined by his wife OLIVE GUNN
first party, to

JAMES H. THORNTON and GLENDA C. THORNTON, Husband and Wife

whose postoffice address is 3099 Fruitville Road, Sarasota, Florida 33580

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of $ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota State of Florida, to-wit:

Lots 1, 2, 3, 4 and 5, Block 6, TOWN OF BEE RIDGE, recorded in Plat Book "A", Page 39, Public Records of Sarasota County, Florida: Also the following described tract: Begin at the Northeast corner of Lot 1, Block 6, TOWN OF BEE RIDGE, recorded in Plat Book "A", Page 39, Public Records of Sarasota County, Florida; thence Easterly along the Southerly right-of-way line of Proctor Road (Third Street), 25.00 feet to the centerline of Theodora Avenue (Now Closed) (Monroe Street); thence Southerly along said centerline, 160.00 feet; thence Westerlry, parallel to the Southerly right-of-way of Proctor Road, 8.00 feet; thence in a Southeasterly direction 100.28 feet to the intersection with the centerline of Theodora Avenue and the South line of Lot 5 (Extended Easterly), Block 6, said TOWN OF BEE RIDGE; thence Westerly along the South line of Lot 5 extended, 25.00 feet to the Westerly right-of-way of Theodora Avenue; thence Northerly along said right-of-way of Theodora Avenue, 260.00 feet to the Point of Beginning.

Subject to all valid restrictions, reservations and easements of record.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE 00 30 FLORIDA DOCUMENTARY SURTAX 00 15

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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Virginia M. Harris — Gilman C. Gunn (SEAL)

(SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

GILMAN C. GUNN, a/k/a BILMAN C. GUNN, unremarried widower to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of March A. D. 1977.

NOTARY PUBLIC

Virginia M. Harris
Notary Public

My Commission Expires: 02/05/81

OR 1166 PG 1783

EXHIBIT 273

Sarasota County Tax Collector

generated on 5/3/2019 3:55:49 PM EDT

Tax Record

Last Update: 5/3/2019 3:55:17 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0089010051	REAL ESTATE	2018

Mailing Address
THORNTON JAMES H
THORNTON GLENDA G
4276 PROCTOR RD
SARASOTA FL 34233-4006

Property Address
4276 PROCTOR RD 001

Old Account Number
0089-01-0051

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940166

Legal Description
4276 PROCTOR RD LOTS 1 2 3 4 & 5 BLK 6 & W 1/2 OF VACATED THEODORE AVE ADJ LESS NLY 27.75 FT FOR PROCTOR RD IN OR 2714/1807 TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	105,175	50,000	$55,175	$177.33
Bonds-Debt Service	0.1222	105,175	50,000	$55,175	$6.74
Mosquito Control	0.0550	105,175	50,000	$55,175	$3.03
Sarasota Memorial Hospital	1.0420	105,175	50,000	$55,175	$57.49
SW FL Water Management Dist.	0.2955	105,175	50,000	$55,175	$16.30
West Coast Inland Navigation	0.0394	105,175	50,000	$55,175	$2.17
Sarasota School Board					
School District Fund	5.5030	105,175	25,000	$80,175	$441.21
School Capital Impr	1.5000	105,175	25,000	$80,175	$120.26
Emergency Medical Services	0.6600	105,175	50,000	$55,175	$36.42

Total Millage	12.4311	Total Taxes	$860.95

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$130.99
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

Total Assessments	$442.41

Taxes & Assessments	$1,303.36

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 2
EXHIBIT 273

11/28/2018	PAYMENT	7261831.0001	2018	$1,251.23

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 274

Case 1:19-cv-00765-RHW Document 134-67 Filed 08/05/22 Page 2294 of 2300

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

960276

Return to: (enclose self-addressed stamped envelope)
Name: STEWART TITLE OF SARASOTA
Address: 3530 WEBBER STREET
SARASOTA, FLORIDA 34239

This instrument Prepared by: T. R. CRIDER
STEWART TITLE OF SARASOTA
3530 WEBBER STREET
Address: SARASOTA FLORIDA 34239
A NECESSARY INCIDENT TO TITLE INSURANCE

Property Appraisers Parcel Identification (Folio) Number(s):
18074.1330

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

88100106/kse

This Warranty Deed Made the 30th day of November A. D. 1988 by HAROLD F. BUBIL and CHERYL A. BUBIL, a/k/a CHERYL V. BUBIL, husband and wife

hereinafter called the grantor, to

JAMES J. TUISOCK and MARY J. MCQUEEN

whose postoffice address is 3251 Beneva Road, Sarasota, FL 34232 *hereinafter called the grantee:* (HB) (MB)

(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 $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 51, Block 3, TAMARON, Unit 2, according to the Plat thereof, as recorded in Plat Book 24, Pages 11, 11A and 11B, of the Public Records of Sarasota County, Florida.

Documentary Tax Pd.$ 642.95
Intangible Tax Pd.$
Karen E. Rushing, Clerk Sarasota County
By: E. Carpenter
Deputy Clerk

FILED AND RECORDED IN OFFICIAL RECORDS OF SARASOTA COUNTY, FL
RECORD VERIFIED
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
Dec 5 2 00 PM '88

OR BOOK 02080 PAGE 02192

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 88, and all valid restrictions, reservations and easements of record, if any.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Joyce Ann George
Carol A. Allen

Harold F. Bubil (L.S.)
HAROLD F. BUBIL
Cheryl A. Bubil (L.S.)
CHERYL A. BUBIL

STATE OF FLORIDA
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared HAROLD F. BUBIL and CHERYL A. BUBIL, a/k/a CHERYL V. BUBIL, husband and wife to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 1988.

my commission expires:

NOTARY PUBLIC STATE OF FLORIDA
BONDED THRU GENERAL INS. UND
MY COMMISSION EXP OCT 30,1992

NOTARY: Joyce Ann George

EXHIBIT 275

Sarasota County Tax Collector

generated on 5/3/2019 3:58:39 PM EDT

Tax Record

Last Update: 5/3/2019 3:58:07 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060034	REAL ESTATE	2018

Mailing Address
TUTSOCK JAMES J
MC QUEEN MARY J
1568 SPRINGWOOD DR
SARASOTA FL 34232-3347

Property Address
1568 SPRINGWOOD DR 001

Old Account Number
0053-06-0034

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
1568 SPRINGWOOD DR LOT 51 BLK 3 TAMARON UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	133,585	50,000	$83,585	$268.64
Bonds-Debt Service	0.1222	133,585	50,000	$83,585	$10.21
Mosquito Control	0.0550	133,585	50,000	$83,585	$4.60
Sarasota Memorial Hospital	1.0420	133,585	50,000	$83,585	$87.10
SW FL Water Management Dist.	0.2955	133,585	50,000	$83,585	$24.70
West Coast Inland Navigation	0.0394	133,585	50,000	$83,585	$3.29
Sarasota School Board					
School District Fund	5.5030	133,585	25,000	$108,585	$597.54
School Capital Impr	1.5000	133,585	25,000	$108,585	$162.88
Emergency Medical Services	0.6600	133,585	50,000	$83,585	$55.17

Total Millage	12.4311	Total Taxes	$1,214.13

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$136.03
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$386.16
Taxes & Assessments	$1,600.29

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/13/2018	PAYMENT	9026832.0003	2018	$1,536.28

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 276

Prepared by and Return to:
Philip J. Schipani, Esquire
Main Street, Suite 711
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015081452 2 PG(S)
July 01, 2015 02:45:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $0.70

Parcel ID no: 0070-10-0049

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 1 day of July, 2015 by first party, Grantor, J. Michael Tweed, a married man, JMT whose post office address is 4348 Meadowland Circle, Sarasota, Florida, 34233, to second party, Grantees, J. Michael Tweed, a married man whose post office address is 4348 Meadowland Circle, Sarasota, Florida, 34233 and Mary Elizabeth Tweed, a married woman whose post office address is 4348 Meadowland Circle, Sarasota, Florida, 34233 hereinafter called the grantees.

WITNESSETH, that the said first party, for good consideration and for the sum of Ten dollars ($10.00) paid by the said second parties, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second parties forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Sarasota, State of Florida, to wit:

LOT 16, MEADOWLAND SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 25, PAGES 48, 48A AND 48B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: 0070-10-0049

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

Signed, sealed and delivered in the presence of:

Witness:

_____

J. Michael Tweed
7/1/15
J. Michael Tweed

J. Michael Tweed J.

Michael Tweed

Carolyn D Robinson

Carolyn D. Robinson

Print Name of Witness

Angela Luydecker

Angela Luydecker

Print Name of Witness

STATE OF FLORIDA

COUNTY OF SARASOTA:

The foregoing instrument was acknowledged before me this 1st day of July, 2015 by J, Michael Tweed , who is ~~personally known~~ to me ___, or who produced FL DL T300473510240 _____ as identification.

Carolyn D Robinson

NOTARY PUBLIC

CAROLYN D. ROBINSON
Notary Public, State of Florida
Commission# EE 170893
My comm. expires Feb. 19, 2016

Prepared by and Return to:
Troy H. Myers, Jr. Esq.
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
P.O. Drawer 4195
Sarasota, Florida 34230
941-953-8110

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018030510 2 PG(S)
March 09, 2018 10:00:05 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Recording	$18.50
Stamps	$ .70
Consideration	$ 0.00

Doc Stamp-Deed: $0.70

Parcel ID No.: 0070-10-1149

WARRANTY DEED

(This Warranty Deed is being recorded to correct the
Deed recorded in Official Records Instrument # 2015081452)

GRANTOR: J. Michael Tweed, a married man, joined by his wife Mary Elizabeth Tweed, whose address is: 4348 Meadowland Circle, Sarasota, FL 34233

GRANTEE: J. Michael Tweed and Mary Elizabeth Tweed, husband and wife, as tenants by the entirety whose address is: 4348 Meadowland Circle, Sarasota, FL 34233

Grantor, for and in consideration of the sum of $10.00 to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following-described land, to wit:

Lot 16, MEADOWLAND SUBDIVISION, as per plat recorded in Plat Book 25, Pages 48, 48A and 48B, of the Public Records of Sarasota County, Florida.

This conveyance is subject to real estate taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of record, if any. And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

On July 1, 2015, J. Michael Tweed was married to Mary Elizabeth Tweed.

To have and to hold unto the grantees, their heirs and assigns in fee simple forever.

Dated: March 9, 2018.

Witnesses:

Signature of Witness #1

Troy H. Myers, Jr.
Print Name of Witness #1

Signature of Witness #2

Elizabeth A. Boulware
Print Name of Witness #2

J. Michael Tweed

Mary Elizabeth Tweed

{Notary Acknowledgment page follows}

00767271-1

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing Warranty Deed was acknowledged before me this 9th day of March , 2018 by J. Michael Tweed and Mary Elizabeth Tweed, who ( ) are personally known to me; or ( ) who produced FLORIDA DRIVERS LICENSE as identification, and who did not take an oath.

Signature of Notary Public
Elizabeth A. Boulware

Typed or printed name of Notary Public

My Commission Expires:

ELIZABETH A BOULWARE
Notary Public - State of Florida
Commission # GG 002519
My Comm. Expires Jun 14, 2020

THIS IS A CONVEYANCE OF AN UNENCUMBERED PROPERTY.

No review or examination of title to the above-described property has been made by Troy H. Myers, Jr., Esq., or the firm of Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A. The description was derived without a survey or examination of title and no opinions or representations are being made either expressly or implied by such individual or firm as to the accuracy of said description or of the current status of title.

EXHIBIT 277

Sarasota County Tax Collector

generated on 5/6/2019 11:57:33 AM EDT

Tax Record

Last Update: 5/6/2019 11:56:58 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070100049	REAL ESTATE	2018

Mailing Address
TWEED J MICHAEL
TWEED MARY ELIZABETH
4348 MEADOWLAND CIR
SARASOTA FL 34233-1302

Property Address
4348 MEADOWLAND CIR 001

Old Account Number
0070-10-0049

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
4348 MEADOWLAND CIR LOT 16 MEADOWLAND

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	140,416	50,000	$90,416	$290.60
Bonds-Debt Service	0.1222	140,416	50,000	$90,416	$11.05
Mosquito Control	0.0550	140,416	50,000	$90,416	$4.97
Sarasota Memorial Hospital	1.0420	140,416	50,000	$90,416	$94.21
SW FL Water Management Dist.	0.2955	140,416	50,000	$90,416	$26.72
West Coast Inland Navigation	0.0394	140,416	50,000	$90,416	$3.56
Sarasota School Board					
School District Fund	5.5030	140,416	25,000	$115,416	$635.14
School Capital Impr	1.5000	140,416	25,000	$115,416	$173.12
Emergency Medical Services	0.6600	140,416	50,000	$90,416	$59.67

Total Millage	12.4311	Total Taxes	$1,299.04

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$171.67
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

Total Assessments	$483.09

Taxes & Assessments	$1,782.13

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 277
EXHIBIT 2

11/7/2018	PAYMENT	9002372.0001	2018	$1,710.84

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 278

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014120464 2 PG(S)
October 08, 2014 01:13:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $0.70

RECORD & RETURN TO:
This Instrument Prepared By:

John Ferrari, Jr., Esq.
JOHN FERRARI, P.A.
2014 Fourth Street
Sarasota, Florida 34237
Parcel I.D.# 2029-14-0017

E

WARRANTY DEED

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

THIS WARRANTY DEED, made this 6th day of October, 2014, by and between PATRICIA E. VARLEY, a married woman, whose address is 414 S. Pelican Drive, Sarasota, Florida 34236, hereinafter referred to as Grantor, and PATRICIA E. VARLEY and RICHARD E. VARLEY, a married couple, and JONATHAN L. VAREY, a married man, as joint tenants with right of survivorship, whose address is 414 S. Pelican Drive, Sarasota, Florida 34236, hereinafter referred to as Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of $10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and convey unto the Grantee forever, all the right, title interest claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

> **LOT 9, TERRACE GARDENS "C"**, according to the Plat thereof, recorded in Plat Book 5, Page 88 of the Public Records of Sarasota County, Florida.
>
> **SUBJECT TO** covenants, restrictions, easements, conditions and limitations of record, and taxes for the current year.

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 said Grantor does 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, and hereby warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever. "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

WITNESS:

Lucille L Drake
(Witness Signature)

Judith Tuche
(Printed Name)

Patricia E Varley (SEAL)
PATRICIA E. VARLEY

(Witness Signature)

JOHN FERRARI, JR
(Printed Name)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6th day of OCTOBER, 2014 by PATRICIA E. VARLEY, who is personally known to me or who has provided US PASSPORT CARD, as identification and who did take an oath.

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
JOHN FERRARI, JR.
MY COMMISSION # EE833049
EXPIRES: September 06, 2016

EXHIBIT 279

Sarasota County Tax Collector

generated on 5/6/2019 11:58:32 AM EDT

Tax Record

Last Update: 5/6/2019 11:57:58 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029140017	REAL ESTATE	2018

Mailing Address
VARLEY PATRICIA E
VARLEY RICHARD E
VAREY JONATHAN L
414 S PELICAN DR
SARASOTA FL 34237-7120

Property Address
414 PELICAN DR S 002

Old Account Number
2029-14-0017

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0200

Escrow Code
999999

Legal Description
414 PELICAN DR S LOT 9 TERRACE GARDENS C

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	104,747	50,000	$54,747	$175.96
Bonds-Debt Service	0.1222	104,747	50,000	$54,747	$6.69
Mosquito Control	0.0550	104,747	50,000	$54,747	$3.01
Sarasota Memorial Hospital	1.0420	104,747	50,000	$54,747	$57.05
SW FL Water Management Dist.	0.2955	104,747	50,000	$54,747	$16.18
West Coast Inland Navigation	0.0394	104,747	50,000	$54,747	$2.16
Sarasota School Board					
School District Fund	5.5030	104,747	25,000	$79,747	$438.85
School Capital Impr	1.5000	104,747	25,000	$79,747	$119.62
City of Sarasota	3.2632	104,747	50,000	$54,747	$178.65
City of Sarasota Debt Service	0.2518	104,747	50,000	$54,747	$13.79
Emergency Medical Services	0.6600	104,747	50,000	$54,747	$36.13

Total Millage	15.9461	Total Taxes	$1,048.09

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$125.54
W156	Stormwater Utility	$90.65

Total Assessments	$216.19

Taxes & Assessments	$1,264.28

If Paid By	Amount Due
	$0.00

EXHIBIT 279
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
3/31/2019	PAYMENT	9110043.0001	2018	$321.26
12/31/2018	PAYMENT	9094770.0001	2018	$311.70
9/28/2018	PAYMENT	1105655.0001	2018	$296.85
6/1/2018	PAYMENT	1069661.0001	2018	$292.19

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 280
INTENTIONALLY OMITTED

EXHIBIT 281
INTENTIONALLY OMITTED

EXHIBIT 282

909.30

95129805

** OFFICIAL RECORDS **
BOOK 2797 PAGE 1925

Parcel ID Number: 0071-07-0025
Grantee #1 TIN: [redacted]
Grantee #2 TIN: [redacted]

Warranty Deed

This Indenture, Made this 29th day of November, 1995 A.D., **Between**
EDWARD ARONSON and SONJA ARONSON, husband and wife,

of the County of SARASOTA, State of Florida, **grantors,** and
KENNETH D. WELLS and SUSAN K. WELLS, husband and wife,

whose address is: 4448 Meadow Creek Circle, SARASOTA, Florida 34233

of the County of SARASOTA, State of Florida, **grantees.**

Witnesseth that the GRANTORS, for and in consideration of the sum of - TEN & NO/100($10.00) - - - - - - - - - - - - DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs and assigns forever, the following described land, situate, lying and being in the County of SARASOTA State of Florida to wit:

Lot 13, EVERGREEN PARK, according to the map or plat thereof as recorded in Plat Book 27, Pages 2, 2A and 2B, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 1996 and subsequent years.

Receipt #: 000000395705-01
Doc Stamp-Deed : 909.30
Karen E. Rushing, Sarasota Co.
By: [signature] D.C.

RECORDED IN OFFICIAL RECORDS
95 NOV 30 PM 2:59
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in our presence:

[signature]
Printed Name: GREG JORGENSON
Witness as to Both

[signature]
Printed Name: Renée W. Eppard
Witness as to Both

[signature] (Seal)
EDWARD ARONSON
P.O. Address 6955 Midnight Pass Road, SARASOTA, FL 34242

[signature] (Seal)
SONJA ARONSON
P.O. Address 6955 Midnight Pass Road, SARASOTA, FL 34242

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of November, 1995 by EDWARD ARONSON and SONJA ARONSON,

who are personally known to me or who have produced their Florida driver's licenses as identification.

This Document Prepared By:
RICHARD D. SABA ATTORNEY AT LAW
2033 MAIN STREET SUITE 303
SARASOTA, FL 34237

[signature]
Printed Name: CHRISTINA M. WILLIAMS
NOTARY PUBLIC
My Commission Expires:

CHRISTINA M. WILLIAMS
State of Florida
My Comm. Exp. July 16, 1998
Comm. # CC 021165

WELLS

EXHIBIT 282
EXHIBIT 2

EXHIBIT 283

Sarasota County Tax Collector

generated on 5/6/2019 12:00:10 PM EDT

Tax Record

Last Update: 5/6/2019 11:59:36 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071070025	REAL ESTATE	2018

Mailing Address
WELLS KENNETH D
WELLS SUSAN K
4448 MEADOW CREEK CIR
SARASOTA FL 34233-1805

Property Address
4448 MEADOW CREEK CIR 001

Old Account Number
0071-07-0025

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0100

Escrow Code

Legal Description
4448 MEADOW CREEK CIR LOT 13 EVERGREEN PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	128,288	50,000	$78,288	$251.62
Bonds-Debt Service	0.1222	128,288	50,000	$78,288	$9.57
Mosquito Control	0.0550	128,288	50,000	$78,288	$4.31
Sarasota Memorial Hospital	1.0420	128,288	50,000	$78,288	$81.58
SW FL Water Management Dist.	0.2955	128,288	50,000	$78,288	$23.13
West Coast Inland Navigation	0.0394	128,288	50,000	$78,288	$3.08
Sarasota School Board					
School District Fund	5.5030	128,288	25,000	$103,288	$568.40
School Capital Impr	1.5000	128,288	25,000	$103,288	$154.93
Emergency Medical Services	0.6600	128,288	50,000	$78,288	$51.67

Total Millage	12.4311	Total Taxes	$1,148.29

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$147.35
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$397.48
Taxes & Assessments	$1,545.77

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 283
EXHIBIT 2

3/26/2019	PAYMENT	5545315.0001	2018	$1,545.77

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 284

90111396

6.80
475.75

WARRANTY DEED

THIS WARRANTY DEED made the 26 day of October, A.D. 1990, by WILLIAM W. WOOD and BEATRICE E. WOOD, his wife, hereinafter called the grantor, to DAVID A. WELSHER and ANNA I. RUIZ-WELSHER, his wife, whose post office address is 4723 Woodward Place, Sarasota, Florida 34233, hereinafter called the grantee:

(Wherever used herein, the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H:

That the grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

The South half of Lot 4 and ALL of Lot 5, Block 4, BEE RIDGE TOWNSITE, as per plat thereof recorded in Plat Book "A", Page 39, of the Public Records of Sarasota County, Florida.

Tax Parcel I.D.#71160071/37907.0000
Grantee S.S.N. #[redacted]

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1989, and easements, restrictions and covenants of record which shall not be reimposed solely by this reference.

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

Signed, sealed and delivered
in the presence of:

William W. Wood
WILLIAM W. WOOD

Beatrice E Wood
BEATRICE E. WOOD

TRANS NUM:00054803
DOC STAMPS PD: $475.75
INTANG. TAX PD: $.00
KAREN E RUSHING SARASOTA CO.
BY: [illegible] D.C.

STATE OF FLORIDA)
)
COUNTY OF SARASOTA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared WILLIAM W. WOOD and BEATRICE E. WOOD, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of October, A.D. 1990

Notary Public

My Commission Expires:
NOTARY PUBLIC, State of Florida at Large
My Commission Expires March 15, 1992

THIS INSTRUMENT PREPARED BY:
Chad M. McClenathen, Esquire (813) 366-8826
Becker, Poliakoff & Streitfeld, P.A.
Post Office Box 49675
Sarasota, FL 34230-6675

** OFFICIAL RECORDS **
BOOK 2251 PAGE 2434

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.
Oct 30 3 16 PM '90

EXHIBIT 284
EXHIBIT 2

EXHIBIT 285

Sarasota County Tax Collector

generated on 5/6/2019 12:00:40 PM EDT

Tax Record

Last Update: 5/6/2019 12:00:06 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071160071	REAL ESTATE	2018

Mailing Address
WELSHER DAVID A
RUIZ-WELSHER ANNA I
4723 WOODWARD PL
SARASOTA FL 34233-1822

Property Address
4723 WOODWARD PL 001

Old Account Number
0071-16-0071

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940182

Legal Description
4723 WOODWARD PL S 1/2 LOT 4 & ALL LOT 5 BLK 4 TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	94,745	50,000	$44,745	$143.81
Bonds-Debt Service	0.1222	94,745	50,000	$44,745	$5.47
Mosquito Control	0.0550	94,745	50,000	$44,745	$2.46
Sarasota Memorial Hospital	1.0420	94,745	50,000	$44,745	$46.62
SW FL Water Management Dist.	0.2955	94,745	50,000	$44,745	$13.22
West Coast Inland Navigation	0.0394	94,745	50,000	$44,745	$1.76
Sarasota School Board					
School District Fund	5.5030	94,745	25,000	$69,745	$383.80
School Capital Impr	1.5000	94,745	25,000	$69,745	$104.62
Emergency Medical Services	0.6600	94,745	50,000	$44,745	$29.53

Total Millage	12.4311	Total Taxes	$731.29

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$128.34
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$378.47

Taxes & Assessments	$1,109.76

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 285
EXHIBIT 2

11/27/2018	PAYMENT	7226920.0001	2018	$1,065.37

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 286

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015070649 2 PG(S)

6/9/2015 9:45 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1869851

Doc Stamp-Deed: $0.70

PREPARED WITHOUT OPINION OF TITLE
BY AND RETURN TO:
DAVID H. ROSENBERG, ESQUIRE
Florida Bar #: 0124753
David H. Rosenberg, P.L.
1626 Ringling Boulevard
Fifth Floor, Suite 500
Sarasota, Florida 34236
(941) 361-1153 PH.
(941) 827-9818 FX.

QUIT-CLAIM DEED

This Quit-Claim Deed is made by **JACQUELINE OSBORNE WICHA, a single woman,** whose post office address is: 109 Vails Lake Shore Dr. Brewster NY 10509, hereinafter referred to as "Grantor," to **PAUL WICHA, a married man,** whose post office address is: 109 Vails Lake Shore Dr. Brewster, NY 10509, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in SARASOTA County, Florida:

Lot 325 of SARASOTA SPRINGS, UNIT 3, a Subdivision, according to map or plat thereof as recorded in Plat book 8, Page 7, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above described real property is 0061100038.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

WITNESSES:

Michael Clifford — Jacqueline Osborne Wicha

Print Name: MICHAEL CLIFFORD — **JACQUELINE OSBORNE WICHA**

Mark S. Croak

Print Name: MARK S. CROAK

STATE OF New York
COUNTY OF Westchester

The foregoing instrument was acknowledged before me this 22 day of May, 2015, by **JACQUELINE OSBORNE WICHA,** who is **(Notary choose one)** [✓] personally known to me, or [ ] who has produced _____ as identification.

KAREN A. GALATINO
Notary Public, State of New York
No. 4957529
Qualified in Westchester County
Commission Expires October 18, 2017

Karen A. Galatino
Notary Public
Print Name: KAREN A. GALATINO
My Commission Expires: 10/16/17

EXHIBIT 287

Sarasota County Tax Collector

generated on 5/6/2019 12:10:35 PM EDT

Tax Record

Last Update: 5/6/2019 12:10:00 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061100038	REAL ESTATE	2018

Mailing Address
WICHA PAUL
109 VAILS LAKE SHORE DR
BREWSTER NY 10509-1727

Property Address
LINDEN DR 001

Old Account Number
0061-10-0038

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
LINDEN DR LOT 325 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	45,738	0	$45,738	$147.00
Bonds-Debt Service	0.1222	45,738	0	$45,738	$5.59
Mosquito Control	0.0550	45,738	0	$45,738	$2.52
Sarasota Memorial Hospital	1.0420	45,738	0	$45,738	$47.66
SW FL Water Management Dist.	0.2955	45,738	0	$45,738	$13.52
West Coast Inland Navigation	0.0394	45,738	0	$45,738	$1.80
Sarasota School Board					
School District Fund	5.5030	60,100	0	$60,100	$330.73
School Capital Impr	1.5000	60,100	0	$60,100	$90.15
Emergency Medical Services	0.6600	45,738	0	$45,738	$30.19

Total Millage	12.4311	Total Taxes	$669.16

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$33.99

Total Assessments	$198.99

Taxes & Assessments	$868.15

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
10/19/2018	PAYMENT	5500375.0001	2018	$833.42

EXHIBIT 287
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 288

Return to: (enclose self-addressed stamped envelope)

Name: Lawrence M. Hankin, Esq.
Address: 2033 Main Street, Suite 400
Sarasota, FL 34237

168

This instrument Prepared by:
Lawrence M. Hankin, Esq.
Address: 2033 Main Street, Suite 400
Sarasota, FL 34237

Property Appraisers Parcel Identification (Folio) Number(s):
#0061-06-0006
Grantee(s) S.S. #(s):

WARRANTY DEED
INDIVID. TO INDIVID.

94042441

5.00
1533.00

TRANS NUM:00292451
DOC STAMPS PD: $1533.00
INTANG. TAX PD: $.00
KAREN E. RUSHING SARASOTA CO.
BY: C Bragg D.C.

** OFFICIAL RECORDS **
BOOK 2618 PAGE 942

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made the* 1st *day of* April *A.D. 19* 94 *by*
Louise Anne Izzo, a/k/a Louise A. Izzo, a single woman
hereinafter called the grantor, to
Brad D. Wilson and Patricia T. Wilson, husband and wife
whose post office address is
3215 Pony Lane, Sarasota, Florida
hereinafter called the 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 $* 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in* Sarasota *County, State of* Florida *, viz:*

Lot 15, Block "E", FOREST LAKES UNIT NO. 2, according to the Plat thereof, recorded in Plat Book 7, Pages 81 and 81A of the Public Records of Sarasota County, Florida.

SUBJECT TO Taxes for the current and subsequent years.

SUBJECT TO Valid Easements, Restrictions and Reservations of Record.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19* 93 *.*

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Signature
Kathy K Montgomery
Printed Signature
Kathi Wisniewski
Signature
KATHI A. WISNIEWSKI
Printed Signature

Louise Anne Izzo a/k/a Louise A. Izzo
Signature
Louise Anne Izzo a/k/a Louise A. Izzo
Printed Signature
3215 Pony Lane, Sarasota FL 34231
Post Office Address

Signature
Printed Signature
Signature
Printed Signature

Signature
Printed Signature
Post Office Address

FILED
CLERK CIRCUIT COURT
SARASOTA COUNTY, FLA.
94 APR -6 PM 2:02
RECORDED IN OFFICIAL RECORDS
INSTRUMENT NUMBER

STATE OF Florida
COUNTY OF Sarasota

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared
Louise Anne Izzo a/k/a Louise A. Izzo
known to me to be the person ___ described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form__ of identification of the above-named person__: driver's license and that an oath (was)(was not) taken.

NOTARY PUBLIC STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 1st day of April A.D. 19 94.

Notary Signature
Printed Notary Signature

EXHIBIT 289

Sarasota County Tax Collector

generated on 5/6/2019 12:11:35 PM EDT

Tax Record

Last Update: 5/6/2019 12:11:00 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061060006	REAL ESTATE	2018

Mailing Address
WILSON BRAD D
WILSON PATRICIA T
3215 PONY LN
SARASOTA FL 34232-4441

Property Address
3215 PONY LN 001

Old Account Number
0061-06-0006

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
380000

Legal Description
3215 PONY LN LOT 15 BLK E FOREST LAKES UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	295,277	50,000	$245,277	$788.32
Bonds-Debt Service	0.1222	295,277	50,000	$245,277	$29.97
Mosquito Control	0.0550	295,277	50,000	$245,277	$13.49
Sarasota Memorial Hospital	1.0420	295,277	50,000	$245,277	$255.58
SW FL Water Management Dist.	0.2955	295,277	50,000	$245,277	$72.48
West Coast Inland Navigation	0.0394	295,277	50,000	$245,277	$9.66
Sarasota School Board					
School District Fund	5.5030	295,277	25,000	$270,277	$1,487.33
School Capital Impr	1.5000	295,277	25,000	$270,277	$405.42
Emergency Medical Services	0.6600	295,277	50,000	$245,277	$161.88

Total Millage	12.4311	Total Taxes	$3,224.13

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$243.81
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
L065	Lighting-Old Forest Lakes	$46.49
W056	Stormwater Utility	$151.94

Total Assessments	$766.72

Taxes & Assessments	$3,990.85

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 289

EXHIBIT 2

11/21/2018	PAYMENT	7209677.0001	2018	$3,831.22

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 290

WARRANTY DEED (FROM CORPORATION)

OFF. REC. 1259 PG 1604

868346

CHELSEA TITLE & GUARANTY COMPANY

This Warranty Deed Made and executed the 11th day of September A. D. 1978 by

U.S. HOME CORPORATION, a Delaware Corporation

a corporation existing under the laws of the State of Florida and having its principal place of business at 3830 Bee Ridge Road, Sarasota, FL 33583 hereinafter called the grantor, to

ROBERT J. WILSON and MAUREEN C. WILSON, Husband and Wife

whose postoffice address is 3805 Gatewood Drive, Sarasota, FL 33582

hereinafter called the 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 $ 10.00 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 Sarasota County, Florida, viz:

Lot 47, Block 3, TAMARON SUBDIVISION, Unit 2, as per plat thereof recorded in Plat Book 24, Pages 11, 11A and 11B, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record.

SARASOTA COUNTY FLORIDA
STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE SEP 1978 180.60
DOCUMENTARY SURTAX 66.55
SEP 14 12 PM '78
FILED AND RECORDED
CLERK CIRCUIT COURT

868346

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for 1978 and subsequent years.

This instrument prepared by Richard J. Stier
U.S. HOME CORPORATION
3830 Bee Ridge Rd, Sarasota, FL 33583

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST: ..... Secretary

U.S. HOME CORPORATION

By: ..... Division Vice-President

Signed, sealed and delivered in the presence of:

John L. Schroeder

Ruth A. Collins

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Fred Chamberlain

well known to me to be the DIV. VICE President of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same to the purposes of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of September A. D. 19 78

Notary Public

This instrument prepared by:

Address:

OFF. REC. 1259 PG 1605 Commission Expires: Notary Public, State of Florida at Large My Commission Expires May 10, 1982 Bonded By American Fire & Casualty Company

CHELSEA TITLE and GUARANTY COMPANY

EXHIBIT 291

Sarasota County Tax Collector

generated on 5/6/2019 12:17:27 PM EDT

Tax Record

Last Update: 5/6/2019 12:16:52 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060038	REAL ESTATE	2018

Mailing Address
WILSON ROBERT J
WILSON MAUREEN C
3805 GATEWOOD DR
SARASOTA FL 34232-3321

Property Address
3805 GATEWOOD DR 001

Old Account Number
0053-06-0038

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3805 GATEWOOD DR LOT 47 BLK 3 TAMARON UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	144,069	50,000	$94,069	$302.34
Bonds-Debt Service	0.1222	144,069	50,000	$94,069	$11.50
Mosquito Control	0.0550	144,069	50,000	$94,069	$5.17
Sarasota Memorial Hospital	1.0420	144,069	50,000	$94,069	$98.02
SW FL Water Management Dist.	0.2955	144,069	50,000	$94,069	$27.80
West Coast Inland Navigation	0.0394	144,069	50,000	$94,069	$3.71
Sarasota School Board					
School District Fund	5.5030	144,069	25,000	$119,069	$655.24
School Capital Impr	1.5000	144,069	25,000	$119,069	$178.60
Emergency Medical Services	0.6600	144,069	50,000	$94,069	$62.09

Total Millage	12.4311	Total Taxes	$1,344.47

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$173.70
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

Total Assessments	$485.12

Taxes & Assessments	$1,829.59

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 291
EXHIBIT 2

11/27/2018	PAYMENT	9063888.0001	2018	$1,756.41

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 292

2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010055929 2 PGS
2010 MAY 06 01:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
HJAMES Receipt#1275000
Doc Stamp-Deed: 0.70

2010055929

Recording requested by: GRANTEE

When recorded, mail to:

Name: THERESA A. WILSON

Address: 3821 GATEWOOD DR

City/State/Zip: SARASOTA, FL 34232

Space above reserved for use by Recorder's Office

Document prepared by:

Name TERRIE (Theresa) A. Wilson

Address 3821 Gatewood Dr

City/State/Zip Sarasota, FL 34232

Property Tax Parcel/Account Number: # 0053-06-0042

Quitclaim Deed

This Quitclaim Deed is made on MAY, between JODY J. JORGENSEN, Grantor, of 8441 MIRAMAR WAY, City of ~~BRADENTON~~ LAKEWOOD RANCH, State of FLORIDA, and THERESA A. WILSON, Grantee, of 3821 GATEWOOD DR, City of SARASOTA, State of FLORIDA.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 3821 GATEWOOD DRIVE, City of SARASOTA, State of FLORIDA:

LOT 43, BLK 3, TAMARON, UNIT #2, PLAT BK 24, PAGES 11, 11A AND 11B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2010 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

TW JJ

Dated: MAY. 5, 2010

Signature of Grantor

JODY J. JORGENSEN

Name of Grantor

Signature of Witness #1

Aleiandra Freire

Printed Name of Witness #1

Signature of Witness #2

Lance Williams

Printed Name of Witness #2

State of FLORIDA County of SARASOTA

On MAY, 05, 2010, the Grantor, JODY J. JORGENSEN,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,

In and for the County of SARASOTA State of FLORIDA

My commission expires: MAR. 15, 2012

KAREN IUNGANO
Notary Public, State of Florida
Commission# DD754801
My comm. expires Mar. 15, 2012

Send all tax statements to Grantee.

EXHIBIT 292

EXHIBIT 2

EXHIBIT 293

Sarasota County Tax Collector

generated on 5/6/2019 12:18:00 PM EDT

Tax Record

Last Update: 5/6/2019 12:17:25 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060042	REAL ESTATE	2018

Mailing Address
WILSON THERESA A
3821 GATEWOOD DR
SARASOTA FL 34232-3321

Property Address
3821 GATEWOOD DR 001

Old Account Number
0053-06-0042

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3821 GATEWOOD DR LOT 43 BLK 3 TAMARON UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	143,917	50,000	$93,917	$301.85
Bonds-Debt Service	0.1222	143,917	50,000	$93,917	$11.48
Mosquito Control	0.0550	143,917	50,000	$93,917	$5.17
Sarasota Memorial Hospital	1.0420	143,917	50,000	$93,917	$97.86
SW FL Water Management Dist.	0.2955	143,917	50,000	$93,917	$27.75
West Coast Inland Navigation	0.0394	143,917	50,000	$93,917	$3.70
Sarasota School Board					
School District Fund	5.5030	143,917	25,000	$118,917	$654.40
School Capital Impr	1.5000	143,917	25,000	$118,917	$178.37
Emergency Medical Services	0.6600	143,917	50,000	$93,917	$61.99

Total Millage	12.4311	Total Taxes	$1,342.57

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$182.44
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$432.57

Taxes & Assessments	$1,775.14

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 293
EXHIBIT 2

11/23/2018	PAYMENT	7218212.0001	2018	$1,704.13

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 294

REC6 STAMPS 311.50

Corporate Warranty Deed

95083811

•• OFFICIAL RECORDS ••
BOOK 2769 PAGE 2460

This Indenture, made this **25th** day of **August** A.D. 19 **95** , **Between**

WEN CHUNG AND ASSOCIATES, INC.

whose post office address is: ~~4920~~ 4924 **Fruitville Road**
Sarasota, Florida 34232

a corporation existing under the laws of the State of **Florida** Grantor, and

ZBIGNIEW WROBEL and WISLAWA WROBEL, husband and wife

whose post office address is: **2650 Club Mar Drive #1D**
Sarasota, Florida 34237

Grantees' SSN:

Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of (**Ten & NO/100**) Dollars, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of **Sarasota** , State of Florida, to wit:

Lot 24, McINTOSH LAKE, as per plat thereof recorded in Plat Book 36, Pages 25 and 25A, of the Public Records of Sarasota County, Florida.

Receipt #: 000000379976-01
Doc Stamp-Deed : 311.50
Karen E. Rushing, Sarasota Co.
By: [illegible] D.C.

CLERK OF CIRCUIT COURT SARASOTA COUNTY, FL
95 AUG 29 PM 4:02
RECORDED IN OFFICIAL RECORDS

Subject to covenants, restrictions and easements of record. Subject also to taxes for 1995 and subsequent years.
Parcel Identification Number: 0071-01-0043

And the said 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 said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

WEN CHUNG AND ASSOCIATES, INC.

Signed and Sealed in Our Presence:

Name: Laurie S. Lynn

Name: Sandra J. McLaren

By: [signature]
LEE-EN CHUNG
Its **Vice President**

(Corporate Seal)

State of **Florida**
County of **Sarasota**

The foregoing instrument was acknowledged before me this **25th** day of **August** , 19 **95** , by **LEE-EN CHUNG** of **WEN CHUNG AND ASSOCIATES, INC.**

a corporation existing under the laws of the State of **Florida** , on behalf of the corporation. He/She is personally known to me or has produced drivers license as identification and **did** take an oath.

[signature]
Print Name:
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
LAURIE S. LYNN
MY COMMISSION EXPIRES JULY 12, 1998
CC 210227

PREPARED BY: LAURIE S. LYNN
RECORD & RETURN TO:
Executive Title Insurance Services, INC.
2300 Bee Ridge Road, Suite 301

CWD-1
11/91

EXHIBIT 295

Sarasota County Tax Collector

generated on 5/6/2019 12:18:46 PM EDT

Tax Record

Last Update: 5/6/2019 12:18:12 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071010043	REAL ESTATE	2018

Mailing Address
WROBEL ZBIGNIEW
WROBEL WISLAWA
4432 GOLDEN LAKE DR
SARASOTA FL 34233-1978

Property Address
4432 GOLDEN LAKE DR 001

Old Account Number
0071-01-0043

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0100

Escrow Code

Legal Description
4432 GOLDEN LAKE DR LOT 24 MCINTOSH LAKE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	244,096	50,000	$194,096	$623.82
Bonds-Debt Service	0.1222	244,096	50,000	$194,096	$23.72
Mosquito Control	0.0550	244,096	50,000	$194,096	$10.68
Sarasota Memorial Hospital	1.0420	244,096	50,000	$194,096	$202.25
SW FL Water Management Dist.	0.2955	244,096	50,000	$194,096	$57.36
West Coast Inland Navigation	0.0394	244,096	50,000	$194,096	$7.65
Sarasota School Board					
School District Fund	5.5030	244,096	25,000	$219,096	$1,205.69
School Capital Impr	1.5000	244,096	25,000	$219,096	$328.64
Emergency Medical Services	0.6600	244,096	50,000	$194,096	$128.10

Total Millage	12.4311	Total Taxes	$2,587.91

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$191.95
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$398.31
Taxes & Assessments	$2,986.22

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 295
EXHIBIT 2

11/9/2018	PAYMENT	9014774.0001	2018	$2,866.77

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 296

Rec 18.00
Stp 1,575.00
1 of 2

Prepared By and Return To:
Preferred Settlement Services, LLC
130 North Tamiami Trail 3rd. Floor
Sarasota, FL 34236

File No. 090063

Property Appraiser's Parcel I.D. (folio) Number(s)
0053-06-0041

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2009043331 2 PGS
2009 APR 13 01:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1153123

Doc Stamp-Deed: 1,575.00

2009043331

WARRANTY DEED

THIS WARRANTY DEED dated March 31, 2009, by Raymond A. Brothers and Donna J. Brothers, Husband and Wife, whose post office address is 2304 Bennett Road, Lafayette, IN 47909, hereinafter called the grantor, to Jennifer Yager, a single woman, whose post office address is 3523 W State Road #218, Barne, IN 46711, hereinafter called the 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 $225,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Sarasota County, Florida, to wit:

Lot 44, Block 3, TAMARON SUBDIVISION, UNIT 2, according to the plat thereof, as recorded in Plat Book 24, Page 11, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2008

WARRANTY DEED
(Continued)

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

Signed, sealed and delivered in the presence of:

Steven A. Watson
(Witness Signature)
STEVEN A. WATSON

Mary Ann Whitford
(Witness Signature)
MARY ANN WHITFORD

Raymond A. Brothers
Raymond A. Brothers

Donna J. Brothers
Donna J. Brothers

2304 Bennett Road
(Address)

Lafayette, IN 47909
(Address)

STATE OF FLORIDA

COUNTY OF SARASOTA

I, MARY ANN WHITFORD, a Notary Public of the County and State first above written, do hereby certify that Raymond A. Brothers and Donna J. Brothers, Husband and Wife who produced FND D/L as identification and who personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25 day of March, 2009.

Mary Ann Whitford
Notary Public

My Commission Expires:

(SEAL)

Notary Public-State of Florida
MARY ANN WHITFORD
Certificate Number DD488473
My Commission Expires 12/[illegible]

Notary Public-State of Florida
MARY ANN WHITFORD
Certificate Number DD488479
My Commission Expires 12/20/09

EXHIBIT 296
EXHIBIT 2

EXHIBIT 297

Sarasota County Tax Collector

generated on 5/10/2019 3:24:43 PM EDT

Tax Record

Last Update: 5/10/2019 3:24:05 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060041	REAL ESTATE	2018

Mailing Address
YAGER JENNIFER
3523 W STATE ROAD 218
BERNE IN 46711-9653

Property Address
3817 GATEWOOD DR 001

Old Account Number
0053-06-0041

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
3817 GATEWOOD DR LOT 44 BLK 3 TAMARON UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	212,520	0	$212,520	$683.04
Bonds-Debt Service	0.1222	212,520	0	$212,520	$25.97
Mosquito Control	0.0550	212,520	0	$212,520	$11.69
Sarasota Memorial Hospital	1.0420	212,520	0	$212,520	$221.45
SW FL Water Management Dist.	0.2955	212,520	0	$212,520	$62.80
West Coast Inland Navigation	0.0394	212,520	0	$212,520	$8.37
Sarasota School Board					
School District Fund	5.5030	237,000	0	$237,000	$1,304.22
School Capital Impr	1.5000	237,000	0	$237,000	$355.50
Emergency Medical Services	0.6600	212,520	0	$212,520	$140.26

Total Millage	12.4311	Total Taxes	$2,813.30

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$148.40
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$398.53

Taxes & Assessments	$3,211.83

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
2/8/2019	PAYMENT	9100242.0001	2018	$3,179.71

EXHIBIT 297
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 298

Return to:
Koontz Assoc

1

Prepared By:
Jo Ann M. Koontz, Esquire
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, Florida 34236

Return To:
Travis Marc Yoder and Elizabeth Marie Yoder
1901 Ingram Avenue
Sarasota, Florida 34232

Parcel ID No: 0053-14-0004

Purchase Price: $0.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018135878 2 PG(S)
October 15, 2018 12:13:09 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $1,039.50

NO REVIEW OR EXAMINATION OF TITLE TO THE PROPERTY DESCRIBED ABOVE HAS BEEN MADE BY JO ANN M. KOONTZ OR THE FIRM OF KOONTZ & ASSOCIATES, PL, AND NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY SUCH INDIVIDUAL OR FIRM AS TO THE ACCURACY OF SAID DESCRIPTION OR THE CURRENT STATUS OF TITLE.

QUIT CLAIM DEED

This Quit Claim Deed made this 11TH day of October, 2018, by Travis Marc Yoder, a married man joined by his spouse, Elizabeth Marie Yoder, whose post office address is: 1901 Ingram Avenue, Sarasota, Florida 34232, (hereinafter called the "Grantor"), to Travis Marc Yoder and Elizabeth Marie Yoder, husband and wife, whose post office address is: 1901 Ingram Avenue, Sarasota, Florida 34232, (hereinafter called the "Grantee"):

(Whenever used herein the term "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 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate in Sarasota County, Florida, viz:

Lot 30, BAHIA VISTA HEIGHTS, a subdivision according to the plat thereof recorded at Plat Book 9, Page 66, in the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

Signed, sealed and delivered in our presence:

Signature of Witness #1

Travis Marc Yoder

Printed Name of Witness #1

Signature of Witness #2

Elizabeth Marie Yoder

Marla Stewart Owczarek

Printed Name of Witness #2

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 11 day of October, 2018, by Travis Marc Yoder and Elizabeth Marie Yoder, who are personally known to me or who have produced FL DL as identification.

MARLA STEWART OWCZAREK
MY COMMISSION # GG 255415
EXPIRES: September 5, 2022
Bonded Thru Notary Public Underwriters

Notary Public
Print Name: Marla Stewart Owczarek
My Commission Expires:

EXHIBIT 299

Sarasota County Tax Collector

generated on 4/15/2019 1:03:28 PM EDT

Tax Record

Last Update: 4/15/2019 1:03:12 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140004	REAL ESTATE	2018

Mailing Address
YODER TRAVIS MARC
YODER ELIZABETH MARIE
1901 INGRAM AVE
SARASOTA FL 34232

Property Address
1901 INGRAM AVE 001

Old Account Number
0053-14-0004

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
N

Legal Description
1901 INGRAM AVE LOT 30 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	96,863	50,000	$46,863	$150.62
Bonds-Debt Service	0.1222	96,863	50,000	$46,863	$5.73
Mosquito Control	0.0550	96,863	50,000	$46,863	$2.58
Sarasota Memorial Hospital	1.0420	96,863	50,000	$46,863	$48.83
SW FL Water Management Dist.	0.2955	96,863	50,000	$46,863	$13.85
West Coast Inland Navigation	0.0394	96,863	50,000	$46,863	$1.85
Sarasota School Board					
School District Fund	5.5030	96,863	25,000	$71,863	$395.46
School Capital Impr	1.5000	96,863	25,000	$71,863	$107.80
Emergency Medical Services	0.6600	96,863	50,000	$46,863	$30.93

Total Millage	12.4311	Total Taxes	$757.65

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$113.38
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$354.76

Taxes & Assessments	$1,112.41

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 299

EXHIBIT 2

11/13/2018	PAYMENT	9020933.0001	2018	$1,067.91

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 300

6.00 - Record
1,007.30 - DS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999046741 1 PG
1999 APR 06 05:40 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCLINGER Receipt#092767

Doc Stamp-Deed: 1,007.30

3 5

This Document Prepared By and Return to:
Steven H. Judd, Esquire
Judd, Ulrich & Dean, P.A.
2940 South Tamiami Trail
Sarasota, FL 34239

1999046741

Parcel ID Number: 70-10-0037

Warranty Deed

This Indenture, Made this 31st day of March, 1999 A.D., **Between** Steven C. Twigg and Natalie Lynn Twigg, husband and wife

of the County of , State of , **grantors,** and Stephen Zawacki and Margaret Zawacki, husband and wife

whose address is: 4115 Pine Meadow Terrace, Sarasota, FL 34233

of the County of Sarasota, State of Florida, **grantees.**

Witnesseth that the GRANTORS, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota State of Florida to wit:

Lot 16, PINE MEADOW, as per Plat thereof recorded in Plat Book 24, Pages 17 and 17A, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1998.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Steven H. Judd
Witness as to Both

Steven C. Twigg (Seal)
P.O. Address:

D. Jean Versakos
Witness as to Both

Natalie Lynn Twigg (Seal)
P.O. Address:

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 31st day of March, 1999 by Steven C. Twigg and Natalie Lynn Twigg, husband and wife

who ~~are personally known to me or~~ who have produced their Florida driver's licenses as identification.

D. Jean Versakos
Notary Public, State of Florida
Commission No. CC 491934
My Commission Expires 09/07/99
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

D. Jean Versakos
Notary Public
My Commission Expires:

ZAWACKI

Laser Generated by © Display Systems, Inc., 1998 (941) 763-5555 Form FLWD-1

EXHIBIT 300
EXHIBIT 2

EXHIBIT 301

Tax Record

Last Update: 4/8/2019 1:19:37 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070100037	REAL ESTATE	2018

Mailing Address
ZAWACKI STEPHEN
ZAWACKI MARGARET
4115 PINE MEADOW TER
SARASOTA FL 34233-3640

Property Address
4115 PINE MEADOW TER 001

Old Account Number
0070-10-0037

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
4115 PINE MEADOW TER LOT 16 PINE MEADOW

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	152,043	50,000	$102,043	$327.97
Bonds-Debt Service	0.1222	152,043	50,000	$102,043	$12.47
Mosquito Control	0.0550	152,043	50,000	$102,043	$5.61
Sarasota Memorial Hospital	1.0420	152,043	50,000	$102,043	$106.33
SW FL Water Management Dist.	0.2955	152,043	50,000	$102,043	$30.15
West Coast Inland Navigation	0.0394	152,043	50,000	$102,043	$4.02
Sarasota School Board					
School District Fund	5.5030	152,043	25,000	$127,043	$699.12
School Capital Impr	1.5000	152,043	25,000	$127,043	$190.57
Emergency Medical Services	0.6600	152,043	50,000	$102,043	$67.35

Total Millage	12.4311	Total Taxes	$1,443.59

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$174.47
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

Total Assessments	$485.89

Taxes & Assessments $1,929.48

If Paid By	Amount Due

EXHIBIT 301
EXHIBIT 2

$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/31/2018	PAYMENT	5005704.0001	2018	$1,871.60

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 301

EXHIBIT 2

EXHIBIT 302

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015055163 2 PG(S)
May 06, 2015 01:06:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $696.50

Consideration: $99,500.00
Rec. Fees: $18.50
Doc. Stamps: 696.50

PREPARED BY AND RETURN TO:
Ryan A. Featherstone, Esq.
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
(941) 366-0115
File No: 15315-1

WARRANTY DEED

This Warranty Deed is made by **Ruby Schrock, Individually and as Trustee of the Ruby Schrock Revocable Living Trust dated January 24, 1995**, (the "Grantor"), to **Orvie W. Zimmerman and Marie M. Zimmerman, husband and wife, as to an undivided 50% interest and Emery D. Yoder and Mary Ellen Yoder, husband wife, as to an undivided 50% interest; as joint tenants with full rights of survivorship,** whose post office address is: **191 Buttonwood Road, Newport, PA 17074,** (the "Grantee").

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee, its successors and assigns forever, the following described real property in Sarasota County, Florida:

Lot 9, Bahia Vista Heights, according to the plat thereof, as recorded in Plat Book 9, Page 66, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above-described real property is 0053-04-0009.

Grantor herein covenants that this property is not Grantor's homestead property nor is it contiguous with or adjacent to the homestead of the Grantor.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on May 1, 2015.

WITNESSES:

Witness Signature

Print Name: Marlene Daniels

Witness Signature

Print Name Philip Graber

Ruby Schrock, Individually and as Trustee
as aforesaid
2417 Ingram Ave.
Sarasota, Fl 34232

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me on May 01, 2015, by Ruby Schrock, Individually and as Trustee as aforesaid.

Personally known _____
or Produced Identification ✓
Type of Identification Produced FL DR LICENSE

Notary Public
Print Name: Marlene Daniels
My Commission Expires:

MARLENE DANIELS
Commission # FF 160375
Expires October 28, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT 303

Sarasota County Tax Collector

generated on 5/6/2019 12:19:18 PM EDT

Tax Record

Last Update: 5/6/2019 12:18:44 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053040009	REAL ESTATE	2018

Mailing Address
ZIMMERMAN ORVIE W
ZIMMERMAN MARIE M
YODER EMERY D
2700 BUCKWHEAT RD
MILLERSTOWN PA 17062

Property Address
INGRAM AVE 001

Old Account Number
0053-04-0009

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
INGRAM AVE LOT 9 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	66,200	0	$66,200	$212.77
Bonds-Debt Service	0.1222	66,200	0	$66,200	$8.09
Mosquito Control	0.0550	66,200	0	$66,200	$3.64
Sarasota Memorial Hospital	1.0420	66,200	0	$66,200	$68.98
SW FL Water Management Dist.	0.2955	66,200	0	$66,200	$19.56
West Coast Inland Navigation	0.0394	66,200	0	$66,200	$2.61
Sarasota School Board					
School District Fund	5.5030	66,200	0	$66,200	$364.30
School Capital Impr	1.5000	66,200	0	$66,200	$99.30
Emergency Medical Services	0.6600	66,200	0	$66,200	$43.69

Total Millage	12.4311	Total Taxes	$822.94

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
W056	Stormwater Utility	$33.99

Total Assessments	$33.99

Taxes & Assessments	$856.93

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2018	PAYMENT	9054801.0002	2018	$822.65

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 304

$3.00

2002201727

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002201727 1 PG
2002 DEC 04 01:47 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KRICE Receipt#249862
Doc Stamp-Deed: 1,020.60

Prepared By:
Diamond Title of Sarasota, Inc.
2014 4TH STREET
Sarasota, FL
incidental to the issuance of a title insurance policy.
File Number: **02-3148**
Parcel ID #: **0061-07-0050**
Grantee(s) SS #:

Rec. 6.00
Doc. 1020.60
Int.

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated **11/26/2002** by
Richard L. Kumher and Willie B. Kumher, Individually and as Trustees under the Richard L. Kumher and Willie B. Kumher Living Trust dated October 6, 1999
whose post office address is:

hereinafter called the GRANTOR, to
Timothy J. Zizak and Dana Zizak, husband and wife
whose post office address is:
4001 Tern Street Sarasota FL 34232
hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **SARASOTA** County, Florida, viz:

Lot 314, SARASOTA SPRINGS, UNIT NO. 3, according to the plat thereof, recorded in Plat Book 8, Page 7, of the Public Records of SARASOTA County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2002** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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 whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: _____
Print Name: Kay Winefordner

Richard L. Kumher

Signature: _____
Print Name: Troy Jenkins

Willie B. Kumher

State of **Florida**
County of **SARASOTA**

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on **11/26/2002** by: **Richard L. Kumher and Willie B. Kumher, Individually and as Trustees under the Richard L. Kumher and Willie B. Kumher Living Trust dated October 6, 1999** who is personally known to me or who has produced Drivers License as identification.

TROY JENKINS
MY COMMISSION # CC 986641
EXPIRES: December 7, 2004
Bonded Thru Notary Public Underwriters

Signature: _____
Print Name: Troy Jenkins

EXHIBIT 305

Sarasota County Tax Collector

generated on 5/6/2019 12:20:14 PM EDT

Tax Record

Last Update: 5/6/2019 12:19:40 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061070050	REAL ESTATE	2018

Mailing Address
ZIZAK TIMOTHY J
ZIZAK DANA
4001 TERN ST
SARASOTA FL 34232-4945

Property Address
4001 TERN ST 001

Old Account Number
0061-07-0050

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
380000

Legal Description
4001 TERN ST LOT 314 SARASOTA SPRINGS UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	103,983	50,000	$53,983	$173.50
Bonds-Debt Service	0.1222	103,983	50,000	$53,983	$6.60
Mosquito Control	0.0550	103,983	50,000	$53,983	$2.97
Sarasota Memorial Hospital	1.0420	103,983	50,000	$53,983	$56.25
SW FL Water Management Dist.	0.2955	103,983	50,000	$53,983	$15.95
West Coast Inland Navigation	0.0394	103,983	50,000	$53,983	$2.13
Sarasota School Board					
School District Fund	5.5030	103,983	25,000	$78,983	$434.65
School Capital Impr	1.5000	103,983	25,000	$78,983	$118.47
Emergency Medical Services	0.6600	103,983	50,000	$53,983	$35.63

Total Millage	12.4311	Total Taxes	$846.15

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$133.58
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65

Total Assessments	$548.71

Taxes & Assessments	$1,394.86

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2018	PAYMENT	7209682.0001	2018	$1,339.07

EXHIBIT 305

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 306

Prepared by and please return to:
Matthew R. Hochstetler
Day Ketterer, Ltd.
200 Market Avenue North, Suite 300
Canton, Ohio 44702

Parcel ID Number: 0054030005

This document was prepared on information furnished by Grantor. No examination of title was requested by Grantee, and no title examination has been made on the subject property

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019025666 3 PG(S)
March 04, 2019 08:28:18 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $0.70

(Space above this line reserved for recording office use only)

GENERAL WARRANTY DEED

Made this February 13, 2019, by **Roman Hochstetler**, a married man, of 8919 E. Moreland Rd., Apple Creek, OH 44606 ("**Grantor**"), to **3153 Novus Court, LLC**, an Ohio limited liability company, whose address is 8919 E. Moreland Rd., Apple Creek, OH 44606 ("**Grantee**").

Witnesseth, Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, and sells to Grantee the below-described land, being in Sarasota County, Florida:

See attached Exhibit A

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 Grantor fully warrants the title to said land, and will defend the same against the lawful claims of all persons.

In Witness Whereof, the Grantor has signed and sealed on the date first above written.

Signed, sealed, and delivered in the presence of:

Witness (as to Roman Hochstetler)
Printed Name: Easton E. Saltsman

Witness (as to Roman Hochstetler)
Printed Name: Brandon O. Trent

Roman Hochstetler

Roman Hochstetler
8919 E. Moreland Rd.
Apple Creek, OH 44606

STATE OF OHIO
COUNTY OF STARK

The foregoing instrument was acknowledged before me this February 14, 2019, by Roman Hochstetler, who is personally known to me or has produced a valid driver's license as identification.

NOTARIAL SEAL STATE OF OHIO

Jeffrey A. Hall, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Notary Public
Printed Name: Jeffrey Hall
My commission expires: N/A

00653566.docx

EXHIBIT 306
EXHIBIT 2

EXHIBIT A

Grantor: Roman Hochstetler

Grantee: 3153 Novus Court, LLC

Parcel Identification Number: 0054030005

Legal Description:

The E 23.3 feet of Lot 5 and all of Lot 6, Resubdivision of Lot 6, Bellevue Terrace Subdivision, Block A, as per plat thereof as recorded in Plat Book 2, Page 121, of the Public Records of Sarasota County, Florida.

EXHIBIT 307

Sarasota County Tax Collector

generated on 5/16/2019 12:04:29 PM EDT

Tax Record

Last Update: 5/16/2019 12:04:30 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054030005	REAL ESTATE	2018

Mailing Address
3153 NOVUS COURT LLC
8919 E MORELAND RD
APPLE CREEK OH 44606

Property Address
3153 NOVUS CT 002

Old Account Number
0054-03-0005

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
DX 59323
HX 25000
H2 25000

Millage Code
0200

Escrow Code

Legal Description
3153 NOVUS CT E 23.3 FT OF LOT 5 & ALL LOT 6 RESUB OF LOTS 6 10 11 & 25 BLK A

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	115,359	109,323	$6,036	$19.40
Bonds-Debt Service	0.1222	115,359	109,323	$6,036	$0.74
Mosquito Control	0.0550	115,359	109,323	$6,036	$0.33
Sarasota Memorial Hospital	1.0420	115,359	109,323	$6,036	$6.29
SW FL Water Management Dist.	0.2955	115,359	109,323	$6,036	$1.78
West Coast Inland Navigation	0.0394	115,359	109,323	$6,036	$0.24
Sarasota School Board					
School District Fund	5.5030	115,359	106,823	$8,536	$46.97
School Capital Impr	1.5000	115,359	106,823	$8,536	$12.80
City of Sarasota	3.2632	115,359	109,323	$6,036	$19.70
City of Sarasota Debt Service	0.2518	115,359	109,323	$6,036	$1.52
Emergency Medical Services	0.6600	115,359	109,323	$6,036	$3.98

Total Millage	15.9461	Total Taxes	$113.75

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$180.48
W156	Stormwater Utility	$81.90

Total Assessments	$262.38

Taxes & Assessments	$376.13

If Paid By	Amount Due

EXHIBIT 307
EXHIBIT 2

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/7/2018	PAYMENT	9007187.0001	2018	$361.08

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 308

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2008152145 1 PG
2008 NOV 20 11:00 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CBETHEL Receipt#1109149

This Warranty Deed

Made this **17th day of November,2008** by
RAY MILLER, A SINGLE MAN

hereinafter called the grantor, to
ANNA MARIE MARTIN, A MARRIED WOMAN

Doc Stamp-Deed: 2,705.50

whose post office address is:
374 UNION STREET
BROOKLYN, NY 11231

2008152145

hereinafter called the grantee:
(Whenever used herein the term "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 **$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **SARASOTA** County, Florida, viz:

Lot 56, of THE OAKS AT WOODLAND PARK PHASE II, according to the plat thereof as recorded in Plat Book 39, Page(s) 32-32B, of the Public Records of Sarasota County, Florida.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 0052-04-0041
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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2008**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)
Print Name: Sandra E. Atwood

Witness: (Signature)
Print Name: Emily Sherwood

RAY MILLER
742 AUTUMNCREST DRIVE
SARASOTA, FL 34232

State of Florida
County of SARASOTA

The foregoing instrument was acknowledged before me this **17th day of November,2008**, by **RAY MILLER, A SINGLE MAN** , who is personally known to me or who has produced **DRIVER'S LICENSE** as identification.

NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:

Notary Public State of Florida
Sandra E Atwood
My Commission DD797608
Expires 06/22/2012

Prepared by:
Sandra Atwood
Sunbelt Title Agency
100 N. Tamiami Trail
Sarasota, FL 34236
File Number: **7906080131**

JPS

RETURN TO:
Sunbelt Title Agency
809 South Orlando Avenue
Suites K-O
Winter Park, Florida 32789

Incident to the issuance of a title Insurance contract.
WARRANTYDEED.dot
REV. 08/28/06
PL

EXHIBIT 308
EXHIBIT 2

EXHIBIT 309

Sarasota County Tax Collector

generated on 5/17/2019 8:59:55 AM EDT

Tax Record

Last Update: 5/17/2019 8:59:55 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040041	REAL ESTATE	2018

Mailing Address
MARTIN ANNA M
742 AUTUMNCREST DR
SARASOTA FL 34232-2484

Property Address
742 AUTUMNCREST DR 001

Old Account Number
0052-04-0041

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940628

Legal Description
742 AUTUMNCREST DR LOT 56 THE OAKS AT WOODLAND PARK PH 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	229,267	50,000	$179,267	$576.16
Bonds-Debt Service	0.1222	229,267	50,000	$179,267	$21.91
Mosquito Control	0.0550	229,267	50,000	$179,267	$9.86
Sarasota Memorial Hospital	1.0420	229,267	50,000	$179,267	$186.80
SW FL Water Management Dist.	0.2955	229,267	50,000	$179,267	$52.97
West Coast Inland Navigation	0.0394	229,267	50,000	$179,267	$7.06
Sarasota School Board					
School District Fund	5.5030	229,267	25,000	$204,267	$1,124.08
School Capital Impr	1.5000	229,267	25,000	$204,267	$306.40
Emergency Medical Services	0.6600	229,267	50,000	$179,267	$118.32

Total Millage	12.4311	Total Taxes	$2,403.56

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$179.29
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$77.52

Total Assessments	$416.29
Taxes & Assessments	$2,819.85

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 309
EXHIBIT 2

11/27/2018	PAYMENT	7228117.0001	2018	$2,707.06

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 310

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017124630 1 PG(S)
October 09, 2017 12:56:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $0.70

WARRANTY DEED

TAX ID#0053060006

This Indenture, **Made this** 5th **day of OCTOBER , 2017** , Between

CLARA A. MYERS, A SINGLE WOMAN

of the COUNTY OF SARASOTA , STATE OF FLORIDA grantor*, and

JOSE SIERRA TESTI-MARTINEZ

Whose post office address is 1575 INGRAM AVENUE, SARASOTA, FL 34232

Of the COUNTY OF SARASOTA , STATE OF FLORIDA , grantee*

Witnesseth, **That said grantor, for and in consideration of the sum of**

----------Ten & 00/100 ----------Dollars,

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

LOT 17, BAHIA VISTA HEIGHTS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 66, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SUBJECT to reservations, restrictions, easements of record, zoning, applicable governmental Regulations and taxes for the current year.

THIS DEED IS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.
GRANTOR HEREBY RESERVES UNTO HERSELF A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY FOR HER LIFE AND THE LIFE OF THE SURVIVOR THEREOF.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the 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:

1st Witness

Name Printed

2nd Witness

Name Printed

Clara A Myers (Seal)
CLARA A. MYERS

_____(Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared CLARA A. MYERS, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he/she/they executed the same, and produced Drivers License as ID and did not take and oath. WITNESS my hand and official seal in the county and state last aforesaid this 5 day of OCT. , 2017.

Notary Public

My commission expires:

Prepared By: J.STEVEN GRIBBLE, ESQ #149
14260 TAMIAMI TRAIL
NORTH PORT, FL 34287
Misc-2017

DEBORAH S. GREENE
MY COMMISSION # GG 017749
EXPIRES: October 21, 2020
Bonded Thru Notary Public Underwriters

SEAL

EXHIBIT 310
EXHIBIT 2

EXHIBIT 311

Sarasota County Tax Collector

generated on 5/17/2019 8:52:19 AM EDT

Tax Record

Last Update: 5/17/2019 8:52:19 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060006	REAL ESTATE	2018

Mailing Address
MYERS CLARA A (LIFE EST)
TESTI-MARTINEZ JOSE SIERRA
1575 INGRAM AVE
SARASOTA FL 34232-3227

Property Address
1575 INGRAM AVE 001

Old Account Number
0053-06-0006

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000
WX 500

Millage Code
0100

Escrow Code
531557

Legal Description
1575 INGRAM AVE LOT 17 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	85,170	50,500	$34,670	$111.43
Bonds-Debt Service	0.1222	85,170	50,500	$34,670	$4.24
Mosquito Control	0.0550	85,170	50,500	$34,670	$1.91
Sarasota Memorial Hospital	1.0420	85,170	50,500	$34,670	$36.13
SW FL Water Management Dist.	0.2955	85,170	50,500	$34,670	$10.25
West Coast Inland Navigation	0.0394	85,170	50,500	$34,670	$1.37
Sarasota School Board					
School District Fund	5.5030	85,170	25,500	$59,670	$328.36
School Capital Impr	1.5000	85,170	25,500	$59,670	$89.51
Emergency Medical Services	0.6600	85,170	50,500	$34,670	$22.88
Total Millage	12.4311	**Total Taxes**			$606.08

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$90.03
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90
	Total Assessments	$331.41
	Taxes & Assessments	$937.49

If Paid By	Amount Due
	$0.00

EXHIBIT 311
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2018	PAYMENT	7218944.0001	2018	$899.99

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 312

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2011124834 1 PG
2011 OCT 27 10:02 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#1436496
Doc Stamp-Deed: 944.30

Prepared by:
Steven R. Greenberg, Esquire
Icard, Merrill, Cullis, Timm, Furen & Ginsburg PA
2033 Main Street, Suites 500 & 600
Sarasota, Florida 34237

File Number: 61175-92420
Purchase Price: $134,900.00

2011124834

General Warranty Deed

Made this 25 day of October, 2011 A.D. By **William R. Welling,** joined by spouse Shannon Leigh Welling, whose address is: 4921 Dorothy Ave, Sarasota FL 34235, hereinafter called the grantor, to **Cameron W. McGough and Carol T. McGough, husband and wife**, whose post office address is: 2833 Novus St., Sarasota, Florida 34237, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 3, GREENBRIAR HOMES, according to the plat thereof, recorded in Plat Book 8, Page 75, of the Public Records of Sarasota County, Florida; and commence at the NW corner of Section 28, Township 36 South, Range 18 East; thence S 0° 03' W 47.75 feet (Plat 45 feet); thence E 40 feet; thence continue E 162.38 feet to the NW corner of Lot 3, for a point of beginning; thence S 0° 03' W along W line of said Lot 3, 98.44 feet; thence W along N line of Novus Street (50 feet wide), a distance of 27.52 feet; thence N 0° 03' E, a distance of 85.12 feet to the intersection of the E line of 52 foot canal right-of-way; thence N 11° 00' E, along said right-of-way, 13.53 feet; thence E, 24.65 feet to the point of beginning.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2011 and all subsequent years.

Parcel ID#: 0054-04-0003

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 whomsoever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(Signature of first Witness)

(Printed name of first Witness)

(Signature of second Witness)

(Printed name of second Witness)

William R. Welling (Seal)

Shannon Leigh Welling (Seal)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 13 day of October, 2011, by William R. Welling, joined by spouse Shannon Leigh Welling, who is/are personally known to me or who has produced FL driver's lic. as identification.

Notary Public
Print Name:

My Commission Expires:

KARLA J. NEUMANN
Commission # DD 982127
Expires June 29, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

DEED Individual Warranty Deed with Legal on Face
Closers' Choice

EXHIBIT 312
EXHIBIT 2

EXHIBIT 313

Sarasota County Tax Collector

generated on 5/17/2019 8:45:10 AM EDT

Tax Record

Last Update: 5/17/2019 8:45:10 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054040003	REAL ESTATE	2018

Mailing Address
MC GOUGH CAMERON W
MC GOUGH CAROL T
2833 NOVUS ST
SARASOTA FL 34237-7315

Property Address
2833 NOVUS ST 002

Old Account Number
0054-04-0003

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0200

Escrow Code
940184

Legal Description
2833 NOVUS ST LOT 3 & COM NW COR SEC 28 TH S- 0-03-W 47.75 FT TH E 40 FT TH E 162.38 FT FOR POB TH S-0-03-W 98.44 FT TH W 27.52 FT TH N-0-03 -E 85.12 FT TH N-11-E 13.53 FT TH E 24.65 FT TO POB GREENBRIAR HOMES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	113,227	50,000	$63,227	$203.21
Bonds-Debt Service	0.1222	113,227	50,000	$63,227	$7.73
Mosquito Control	0.0550	113,227	50,000	$63,227	$3.48
Sarasota Memorial Hospital	1.0420	113,227	50,000	$63,227	$65.88
SW FL Water Management Dist.	0.2955	113,227	50,000	$63,227	$18.68
West Coast Inland Navigation	0.0394	113,227	50,000	$63,227	$2.49
Sarasota School Board					
School District Fund	5.5030	113,227	25,000	$88,227	$485.51
School Capital Impr	1.5000	113,227	25,000	$88,227	$132.34
City of Sarasota	3.2632	113,227	50,000	$63,227	$206.32
City of Sarasota Debt Service	0.2518	113,227	50,000	$63,227	$15.92
Emergency Medical Services	0.6600	113,227	50,000	$63,227	$41.73

Total Millage	15.9461	Total Taxes	$1,183.29

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$179.57
W156	Stormwater Utility	$90.65

Total Assessments	$270.22

Taxes & Assessments	$1,453.51

If Paid By	Amount Due

EXHIBIT 313
EXHIBIT 2

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7241468.0001	2018	$1,395.37

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 314

OFFICIAL RECORDS
INSTRUMENT # 1998074793 2 PGS

Doc Stamp-Deed: 0.70
KAREN E. RUSHING SARASOTA COUNTY
By: [illegible] D.C. Receipt #:006170

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 18th day of May , 19 98 ,

by first party, Grantor, Denise Alvis

whose post office address is 4311 Pasadena Ct, Sarasota, FL 34233

to second party, Grantee, Troy Alvis

whose post office address is 3300 Linden Drive, Sarasota, FL 34232

WITNESSETH, That the said first party, for good consideration and for the sum of zero Dollars ($ 0.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Sarasota , State of Florida to wit:

Property located at 3300 Linden Drive, Sarasota, FL

1998074793

ABHF
(1) (Revised 3/97)

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

0 53926 20040 5

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EXHIBIT 314
EXHIBIT 2

Prepared By Denise Alvis

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Linda Carlo
Signature of Witness

Linda Carlo
Print name of Witness

Jacqueline D. Bistany
Signature of Witness

Jacqueline D. Bistany
Print name of Witness

Denise Alvis
Signature of First Party

DENISE ALVIS
Print name of First Party

Signature of First Party

Print name of First Party

State of FLORIDA }
County of SARASOTA
On MAY 18, 1998 before me,
appeared DENISE ALVIS
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Robin W. Whitehead
Signature of Notary

Affiant ____Known__X__Produced ID
Type of ID FLORIDA DRIVERS LICENSE
(Seal)

ROBIN W. WHITEHEAD
MY COMMISSION # CC 625167
EXPIRES: April 26, 2001
Bonded Thru Notary Public Underwriters

State of }
County of
On before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant ____Known____Produced ID
Type of ID _____
(Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

(2)

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at perforation.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998074793 2 PGS
1998 JUN 08 11:58 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

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EXHIBIT 314
EXHIBIT 2

EXHIBIT 315

Sarasota County Tax Collector

generated on 5/20/2019 11:26:54 AM EDT

Tax Record

Last Update: 5/20/2019 11:26:55 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061070043	REAL ESTATE	2018

Mailing Address
ALVIS TROY
3300 LINDEN DR
SARASOTA FL 34232-4938

Property Address
3300 LINDEN DR 001

Old Account Number
0061-07-0043

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940141

Legal Description
3300 LINDEN DR LOT 322 SARASOTA SPRINGS UNIT 3 ORI 1998122839

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	82,654	50,000	$32,654	$104.95
Bonds-Debt Service	0.1222	82,654	50,000	$32,654	$3.99
Mosquito Control	0.0550	82,654	50,000	$32,654	$1.80
Sarasota Memorial Hospital	1.0420	82,654	50,000	$32,654	$34.03
SW FL Water Management Dist.	0.2955	82,654	50,000	$32,654	$9.65
West Coast Inland Navigation	0.0394	82,654	50,000	$32,654	$1.29
Sarasota School Board					
School District Fund	5.5030	82,654	25,000	$57,654	$317.27
School Capital Impr	1.5000	82,654	25,000	$57,654	$86.48
Emergency Medical Services	0.6600	82,654	50,000	$32,654	$21.55

Total Millage	12.4311	Total Taxes	$581.01

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$149.59
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$555.97

Taxes & Assessments	$1,136.98

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	7229438.0001	2018	$1,091.50

EXHIBIT 315

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 316

10.50
2975.00

98006641

** OFFICIAL RECORDS **
BOOK 3058 PAGE 933

Parcel ID Number: 0089-16-0006
Grantee #1 TIN: [redacted]
Grantee #2 TIN: [redacted]

Warranty Deed

This Indenture, Made this 19th day of January, 1998 A.D., Between
SAMOOR CORPORATION, INC., a Florida corporation, not for profit,

of the County of Manatee, State of Florida, grantor, and
THOMAS J. JOHNSON, JR. and JUDY H. JOHNSON, husband and wife,

whose address is: 5146 KESTRAL PARKWAY, SARASOTA, Florida 34231

of the County of SARASOTA, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------
----------TEN & NO/100($10.00)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs and assigns forever, the following described land, situate, lying and being in the County of Sarasota State of Florida to wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject to restrictions, reservations and easements of record, if any, and taxes for the current year.

Receipt #: 000000549033-01
Doc Stamp-Deed : 2975.00
Karen E. Rushing, Sarasota C.
By: D.C.

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

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Printed Name: PHILLIP A. WOLFF
Witness

Printed Name: TRACY J. PLANK
Witness

SAMOOR CORPORATION, INC., a Florida corporation, not for profit

By: Gary L Johnson (Seal)
Gary L Johnson
President/Monarch for the Corp.
P.O. Address Post Office Box 1106, Tallevast, FL 34270-1106

STATE OF Florida
COUNTY OF Sarasota

(Corporate Seal)

The foregoing instrument was acknowledged before me this 19th day of January, 1998 by Gary L. Johnson, President/Monarch for the Corp. of SAMOOR CORPORATION, INC., a Florida corporation, not for profit, a Corporation, on behalf of the corporation. He is personally known to me or has produced his Fla Drivers License as identification.

This Document Prepared By:
Phillip A. Wolff, Esq.
Kirk Pinkerton, P.A.
720 South Orange Avenue
Sarasota, FL 34236

TRACY J. PLANK
MY COMMISSION # CC418348 EXPIRES
November 29, 1998
BONDED THRU TROY FAIN INSURANCE, INC

Printed Name: TRACY J. PLANK
NOTARY PUBLIC
My Commission Expires:

7114/11630 (tjp)

EXHIBIT 316

STG#97-1356
Agent# Johnson

EXHIBIT "A'

Beginning at Southeast corner of Lot 16, Block 1, BEE RIDGE FARMS SUBDIVISION in Section 10, Township 37 South, Range 18 East, run West 210 feet, North 210 feet, East 210 feet, South 210 feet to a Point of Beginning. ALSO Beginning at Southwest corner of above described parcel run North 208.7 feet, thence West 105 plus or minus feet to Seaboard Railroad right of way, thence run Southeasterly along right of way 215 plus or minus feet Northerly right of way of Ashton Road, thence run East 65 plus or minus feet to Point of Beginning.

SUBJECT TO easements conveyed to Sarasota County described in O.R. Book 1623, Page 1197 and O.R. Book 1623, Page 1198 for road rights-of-way.

(Note: Plat of Bee Ridge Farms Subdivision, recorded in Plat Book 1, Page 248, Public Records of Manatee County, Florida, and also recorded in Plat Book "A", Page 40, Public Records of Sarasota County, Florida.)

** OFFICIAL RECORDS **
BOOK 3058 PAGE 934

RECORDED IN OFFICIAL RECORDS
98 JAN 20 PM 4:35
KARL B. BUSHING
CLERK CIRCUIT COURT
MANATEE COUNTY, FL

EXHIBIT 317

Sarasota County Tax Collector

generated on 5/3/2019 2:49:49 PM EDT

Tax Record

Last Update: 5/3/2019 2:49:17 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0089160006	REAL ESTATE	2018

Mailing Address
JOHNSON JUDY H
4526 MCASHTON ST
SARASOTA FL 34233-2202

Property Address
5250 MCINTOSH RD 001

Old Account Number
0089-16-0006

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
999999

Legal Description
5250 MCINTOSH RD SWIM MART DISTRIBUTION CTR COM SE COR LOT 16 BEING E 1/4 COR TH N-89-51-19-W 24 FT TH N- -0-8-41-E 24 FT FOR POB TH N-89- 51-19-W 246.69 FT TH N-12-5-23-W 188.99 FT TH S-89-51-19-E 286.27 FT TH S 184.7 FT TO POB LESS ELY 26 FT Additional Legal

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	614,800	0	$614,800	$1,975.97
Bonds-Debt Service	0.1222	614,800	0	$614,800	$75.13
Mosquito Control	0.0550	614,800	0	$614,800	$33.81
Sarasota Memorial Hospital	1.0420	614,800	0	$614,800	$640.62
SW FL Water Management Dist.	0.2955	614,800	0	$614,800	$181.67
West Coast Inland Navigation	0.0394	614,800	0	$614,800	$24.22
Sarasota School Board					
School District Fund	5.5030	614,800	0	$614,800	$3,383.24
School Capital Impr	1.5000	614,800	0	$614,800	$922.20
Emergency Medical Services	0.6600	614,800	0	$614,800	$405.77

Total Millage	12.4311	Total Taxes	$7,642.63

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$2,103.34
W056	Stormwater Utility	$511.76

Total Assessments	$2,615.10

Taxes & Assessments	$10,257.73

If Paid By	Amount Due
	$0.00

EXHIBIT 317
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
3/27/2019	PAYMENT	9108520.0001	2018	$2,592.07
12/31/2018	PAYMENT	9093549.0001	2018	$2,514.38
9/28/2018	PAYMENT	9119800.0001	2018	$2,422.61
6/29/2018	PAYMENT	9116419.0001	2018	$2,384.55

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 318

3

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 201215969 3 PGS
2012 DEC 07 12:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1565711

STATE OF FLORIDA

COUNTY OF SARASOTA

After Recording Return to: RETURN TO:
Name: NETCO Title Company
Address: UPS 1835 W Chandler Blvd, #102
Chandler, AZ 85224

This Instrument Prepared (without an examination of title) By: Patrick W. Walsh, P.C. for NETCO, 27544 Cashford Circle, Wesley Chapel, Florida 33544, incident to the provision of title insurance.

2012159969

Appraiser Property Identification Number: 0060-14-0084

QUITCLAIM DEED

NFL-188003

THIS INDENTURE, Made this 30 day of Nov, 2012, by and between TOBIE L. GLUCKER N/K/A TOBIE L. DESANTIS & CARL G. DESANTIS (wife & husband), of the County of Sarasota, in the State of Florida hereinafter collectively referred to as "Grantor", and CARL G. DESANTIS & TOBIE L. DESANTIS (husband & wife), of the County of Sarasota, in the State of Florida hereinafter collectively referred to as "Grantee", whose post office address is 2752 Greendale Place, Sarasota, Florida 34232.

WITNESSETH: That Grantor, for and in consideration of the sum of $10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, as TENANTS BY THE ENTIRETY, and not as tenants in common, all the rights, title, interest and claim of the Grantor in and to the following described land in Sarasota County, Florida, to-wit:

EXHIBIT 318
EXHIBIT 2

LEGAL DESCRIPTION

LOT 7, CATHEDRAL OAKS ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE(S) 39, 39A AND 39B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Commonly known as: 2752 Greendale Place, Sarasota, Florida 34232

Subject to: Easements, restrictions, covenants and conditions of record, if any, which reference shall not operate to reimpose same, and taxes for 2012 and subsequent years.

To Have and to Hold, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

The above described property does not constitute the constitutional homestead of the Grantor, who resides elsewhere (if appropriate).

IN WITNESS WHEREOF, Grantors have executed this deed under seal on the date aforesaid. Signed, Sealed and Delivered in Our Presence:

Tobie L. Glucker
N K A Tobie L. DeSantis
TOBIE L. GLUCKER
N/K/A TOBIE L. DESANTIS

CARL G. DESANTIS

WITNESSES:

Printed name Ronald L. Carter

Printed name Danielle L. Kingsley

This Instrument Prepared (without an examination of title) By: Patrick W. Walsh, P.C. for NETCO, 27544 Cashford Circle, Wesley Chapel, Florida 33544, incident to the provision of title insurance.

EXHIBIT 318
EXHIBIT 2

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 30 day of November, 2012, by TOBIE L. GLUCKER N/K/A TOBIE L. DESANTIS & CARL G. DESANTIS, who are personally known to me or who has produced ___ FL D/L Cards (type of identification) as identification.

(Signature of person taking acknowledgment)

Name typed, printed or stamped: DANIELLE L. KINGSLEY

Notary Public - State of Florida
My Comm. Expires Oct 16, 2016
Commission # EE 211954

Title or rank: _____

Serial number, if any: _____

This Instrument Prepared (without an examination of title) By: Patrick W. Walsh, P.C. for NETCO, 27544 Cashford Circle, Wesley Chapel, Florida 33544, incident to the provision of title insurance.

EXHIBIT 319

Sarasota County Tax Collector

generated on 5/20/2019 3:57:30 PM EDT

Tax Record

Last Update: 5/20/2019 3:57:31 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060140084	REAL ESTATE	2018

Mailing Address
DESANTIS TOBIE L
DESANTIS CARL G
2752 GREENDALE PL
SARASOTA FL 34232-3739

Property Address
2752 GREENDALE PL 001

Old Account Number
0060-14-0084

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940143

Legal Description
2752 GREENDALE PL LOT 7 CATHEDRAL OAKS ESTATES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	163,143	50,000	$113,143	$363.64
Bonds-Debt Service	0.1222	163,143	50,000	$113,143	$13.83
Mosquito Control	0.0550	163,143	50,000	$113,143	$6.22
Sarasota Memorial Hospital	1.0420	163,143	50,000	$113,143	$117.90
SW FL Water Management Dist.	0.2955	163,143	50,000	$113,143	$33.43
West Coast Inland Navigation	0.0394	163,143	50,000	$113,143	$4.46
Sarasota School Board					
School District Fund	5.5030	163,143	25,000	$138,143	$760.20
School Capital Impr	1.5000	163,143	25,000	$138,143	$207.22
Emergency Medical Services	0.6600	163,143	50,000	$113,143	$74.67

Total Millage	12.4311	Total Taxes	$1,581.57

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$186.91
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65

Total Assessments	$602.04

Taxes & Assessments	$2,183.61

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7235129.0001	2018	$2,096.27

EXHIBIT 319

EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 320

THIS FORM HAS BEEN APPROVED BY THE FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR

Contract For Sale And Purchase

FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR

PARTIES: Clay and Nancy Johansson ("Seller"), and Kassandra Luebke and Elaine Luebke ("Buyer"), hereby agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property (collectively "Property") pursuant to the terms and conditions of this Contract for Sale and Purchase and any riders and addenda ("Contract"):

I. DESCRIPTION:

(a) Legal description of the Real Property located in Sarasota County, Florida: Parcel ID Number 0089-01-0054

(b) Street address, city, zip, of the Property: 4830 Harris Ave. , Sarasota, FL 34233

(c) Personal Property includes existing range(s), refrigerator(s), dishwasher(s), ceiling fan(s), light fixture(s), and window treatment(s) unless specifically excluded below.

Other items included are: Anything currently on property will remain.

Items of Personal Property (and leased items, if any) excluded are:

II. PURCHASE PRICE (U.S. currency): $ 116,000.00

PAYMENT:

(a) Deposit held in escrow by Reid C. McCullough ("Escrow Agent") in the amount of (checks subject to clearance) $ 0.00

Escrow Agent's address: 1630 Morrill Street, Sarasota FL 34236 Phone: 941-484-9714

(b) Additional escrow deposit to be made to Escrow Agent within _____ days after Effective Date in the amount of. . . . . $

(c) Financing in the amount of ("Loan Amount") see Paragraph IV below . . . . . $

(d) Other . . . . . $

(e) Balance to close by cash, wire transfer or LOCALLY DRAWN cashier's or official bank check(s), subject to adjustments or prorations . . . . . $ 116,000.00

III. TIME FOR ACCEPTANCE OF OFFER AND COUNTEROFFERS; EFFECTIVE DATE:

(a) If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing between the parties on or before 4/25/2019, the deposit(s) will, at Buyer's option, be returned and this offer withdrawn. **Unless otherwise stated, the time for acceptance of any counteroffers shall be 2 days from the date the counteroffer is delivered.**

(b) The date of Contract ("Effective Date") will be the date when the last one of the Buyer and Seller has signed or initialed this offer or the final counteroffer. If such date is not otherwise set forth in this Contract, then the "Effective Date" shall be the date determined above for acceptance of this offer or, if applicable, the final counteroffer.

IV. FINANCING:

❑ (a) This is a cash transaction with no contingencies for financing;

■ (b) This Contract is contingent on Buyer obtaining written loan commitment which confirms underwriting loan approval for a loan to purchase the Property ("Loan Approval") within _____ days (if blank, then 30 days) after Effective Date ("Loan Approval Date") for (CHECK ONLY ONE): ■ a fixed; ❑ an adjustable; or ❑ a fixed or adjustable rate loan, in the Loan Amount (See Paragraph II.(c)) at an initial interest rate not to exceed 4.60 %, and for a term of 30 years. Buyer will make application within _____ days (if blank, then 5 days) after Effective Date.

BUYER: Buyer shall use reasonable diligence to: obtain Loan Approval; **notify Seller in writing of receipt of Loan Approval by Loan Approval Date**; satisfy terms of the Loan Approval; and close the loan. Loan Approval which requires a condition related to the sale of other property shall not be deemed Loan Approval for purposes of this subparagraph. Buyer shall pay all loan expenses. Buyer authorizes the mortgage broker(s) and lender(s) to disclose information regarding the conditions, status, and progress of loan application and Loan Approval to Seller, Seller's attorney, real estate licensee(s), and Closing Agent.

SELLER: If Buyer does not deliver to Seller written notice of Loan Approval by Loan Approval Date, Seller may thereafter cancel this Contract by delivering written notice ("Seller's Cancellation Notice") to Buyer, but not later than seven (7) days prior to Closing. Seller's Cancellation Notice shall notify Buyer that Buyer has three (3) days to deliver to Seller written notice waiving this Financing contingency, or the Contract shall be cancelled.

DEPOSIT(S) (for purposes of this Financing Paragraph IV(b) only): If Buyer has used reasonable diligence but does not obtain Loan Approval by Loan Approval Date, and thereafter either party elects to cancel this Contract, the deposit(s) shall be returned to Buyer. If Buyer obtains Loan Approval or waives this Financing contingency, and thereafter the Contract does not close, then the deposit(s) shall be paid to Seller; provided however, if the failure to close is due to: (i) Seller's failure or refusal to close or Seller otherwise fails to meet the terms of the Contract, or (ii) Buyer's lender fails to receive and approve an appraisal of the Property in an amount sufficient to meet the terms of the Loan Approval, then the deposit(s) shall be returned to Buyer.

❑ (c) Assumption of existing mortgage (see rider for terms); or

❑ (d) Purchase money note and mortgage to Seller (see Standards B and K and riders; addenda; or special clauses for terms).

V. TITLE EVIDENCE: At least 10 days (if blank, then 5 days) before Closing a title insurance commitment with legible copies of instruments listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see Standard A for terms) shall be obtained by:

(CHECK ONLY ONE): ❑ (1) Seller, at Seller's expense and delivered to Buyer or Buyer's attorney; or

■ (2) Buyer at Buyer's expense.

(CHECK HERE): ❑ If an abstract of title is to be furnished instead of title insurance, and attach rider for terms.

VI. CLOSING DATE: This transaction shall be closed and the closing documents delivered on or before 6/1/2019 ("Closing"), unless modified by other provisions of this Contract. In the event of extreme weather or other conditions or events constituting "force majeure", Closing will be extended a reasonable time until: (i) restoration of utilities and other services essential to Closing, and (ii) availability of Hazard, Wind, Flood, or Homeowners' insurance. If such conditions continue more than _____ days (if blank, then 14 days) beyond Closing Date, then either party may cancel this Contract.

EXHIBIT 320

EXHIBIT 2

VII. RESTRICTIONS; EASEMENTS; LIMITATIONS: Seller shall convey marketable title subject to: comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to the rear or front lines and 7 1/2 feet in width as to the side lines); taxes for year of Closing and subsequent years; and assumed mortgages and purchase money mortgages, if any (if additional items, see addendum); provided, that there exists at Closing no violation of the foregoing and none prevent use of the Property for _____ purpose(s).

VIII. OCCUPANCY: Seller shall deliver occupancy of Property to Buyer at time of Closing unless otherwise stated herein. If Property is intended to be rented or occupied beyond Closing, the fact and terms thereof and the tenant(s) or occupants shall be disclosed pursuant to Standard F. If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to Property from date of occupancy, shall be responsible and liable for maintenance from that date, and shall be deemed to have accepted Property in its existing condition as of time of taking occupancy.

IX. TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Typewritten or handwritten provisions, riders and addenda shall control all printed provisions of this Contract in conflict with them.

X. ASSIGNABILITY: (CHECK ONLY ONE): Buyer ❑ may assign and thereby be released from any further liability under this Contract; ❑ may assign but not be released from liability under this Contract; or ❑ may not assign this Contract.

XI. DISCLOSURES:

(a) The Property may be subject to unpaid special assessment lien(s) imposed by a public body ("public body" does not include a Condominium or Homeowners' Association). Such lien(s), if any, whether certified, confirmed and ratified, pending, or payable in installments, as of Closing, shall be paid as follows: ■ **by Seller at closing** ❑ **by Buyer (if left blank, then Seller at Closing).** If the amount of any assessment to be paid by Seller has not been finally determined as of Closing, Seller shall be charged at Closing an amount equal to the last estimate or assessment for the improvement by the public body.

(b) Radon is a naturally occurring radioactive gas that when accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon or radon testing may be obtained from your County Public Health unit.

(c) Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or desires additional information regarding mold, Buyer should contact an appropriate professional.

(d) Buyer acknowledges receipt of the Florida Energy-Efficiency Rating Information Brochure required by Section 553.996, F.S.

(e) If the Real Property includes pre-1978 residential housing then a lead-based paint rider is mandatory.

(f) If Seller is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act, the parties shall comply with that Act.

(g) **BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE.**

(h) PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

XII. MAXIMUM REPAIR COSTS: Seller shall not be responsible for payments in excess of:

(a) $ 0.00 for treatment and repair under Standard D (if blank, then 1.5% of the Purchase Price).

(b) $ 0.00 for repair and replacement under Standard N not caused by Wood Destroying Organisms (if blank, then 1.5% of the Purchase Price).

XIII. HOME WARRANTY: ❑ Seller ❑ Buyer ❑ N/A will pay for a home warranty plan issued by _____ at a cost not to exceed $_____.

XIV. RIDERS; ADDENDA; SPECIAL CLAUSES: CHECK those riders which are applicable AND are attached to and made part of this Contract:

❑ CONDOMINIUM ❑ VA/FHA ❑ HOMEOWNERS' ASSN. ❑ LEAD-BASED PAINT ❑ COASTAL CONSTRUCTION CONTROL LINE
❑ INSULATION ❑ "AS IS" ❑ EVIDENCE OF TITLE (SOUTH FLORIDA CONTRACTS) ❑ Other Comprehensive Rider Provisions ❑ Addenda

Special Clause(s): Seller to pay $6,000.00 toward Buyer's closing expenses/cost.

Seller to assign roof warranty to Buyer.

XV. STANDARDS FOR REAL ESTATE TRANSACTIONS ("Standards"): Buyer and Seller acknowledge receipt of a copy of Standards A through Y on the reverse side or attached, which are incorporated as part of this Contract.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

THIS FORM HAS BEEN APPROVED BY THE FLORIDA ASSOCIATION OF REALTORS® AND THE FLORIDA BAR.

Approval does not constitute an opinion that any of the terms and conditions in this Contract should be accepted by the parties in a particular transaction. Terms and conditions should be negotiated based upon the respective interests, objectives and bargaining positions of all interested persons.

AN ASTERISK(*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK TO BE COMPLETED.

Kassandra Luebke	4/15/19	Clay Johnson	4/9/19
(BUYER)	(DATE)	(SELLER)	(DATE)
Elaine Luebke	4/12/19	Nancy R Johansson	4/9/19
(BUYER)	(DATE)	(SELLER)	(DATE)

Buyers' address for purposes of notice: 4830 Harris Avenue, Sarasota, FL 34233

Phone: (941) 650-6563

Sellers' address for purposes of notice: 3 McClay Village Circle, St. Peters, MO 63376

Phone: _____

BROKERS: The brokers (including cooperating brokers, if any) named below are the only brokers entitled to compensation in connection with this Contract:

Name: _____ (**Cooperating Brokers, if any**)

_____ (**Listing Broker**)

EXHIBIT 320

EXHIBIT 2

STANDARDS FOR REAL ESTATE TRANSACTIONS

A. TITLE INSURANCE: The Title Commitment shall be issued by a Florida licensed title insurer agreeing to issue Buyer, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the purchase price, insuring Buyer's marketable title to the Real Property, subject only to matters contained in Paragraph VII and those to be discharged by Seller at or before Closing. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law. Buyer shall have 5 days from date of receiving the Title Commitment to examine it, and if title is found defective, notify Seller in writing specifying defect(s) which render title unmarketable. Seller shall have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within 5 days after expiration of the 30 day period, deliver written notice to Seller either: (1) extending the time for a reasonable period not to exceed 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall be returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is. Seller shall, if title is found unmarketable, use diligent effort to correct defect(s) within the time provided. If, after diligent effort, Seller is unable to timely correct the defects, Buyer shall either waive the defects, or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract. If Seller is to provide the Title Commitment and it is delivered to Buyer less than 5 days prior to Closing, Buyer may extend Closing so that Buyer shall have up to 5 days from date of receipt to examine same in accordance with this Standard.

B. PURCHASE MONEY MORTGAGE; SECURITY AGREEMENT TO SELLER: A purchase money mortgage and mortgage note to Seller shall provide for a 30 day grace period in the event of default if a first mortgage and a 15 day grace period if a second or lesser mortgage; shall provide for right of prepayment in whole or in part without penalty; shall permit acceleration in event of transfer of the Real Property; shall require all prior liens and encumbrances to be kept in good standing; shall forbid modifications of, or future advances under, prior mortgage(s); shall require Buyer to maintain policies of insurance containing a standard mortgagee clause covering all improvements located on the Real Property against fire and all perils included within the term "extended coverage endorsements" and such other risks and perils as Seller may reasonably require, in an amount equal to their highest insurable value; and the mortgage, note and security agreement shall be otherwise in form and content required by Seller, but Seller may only require clauses and coverage customarily found in mortgages, mortgage notes and security agreements generally utilized by savings and loan institutions or state or national banks located in the county wherein the Real Property is located. All Personal Property and leases being conveyed or assigned will, at Seller's option, be subject to the lien of a security agreement evidenced by recorded or filed financing statements or certificates of title. If a balloon mortgage, the final payment will exceed the periodic payments thereon.

C. SURVEY: Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same, may have the Real Property surveyed and certified by a registered Florida surveyor. If the survey discloses encroachments on the Real Property or that improvements located thereon encroach on setback lines, easements, lands of others or violate any restrictions, Contract covenants or applicable governmental regulations, the same shall constitute a title defect.

D. WOOD DESTROYING ORGANISMS: "Wood Destroying Organisms" (WDO) shall be deemed to include all wood destroying organisms required to be reported under the Florida Structural Pest Control Act, as amended. Buyer, at Buyer's expense, may have the Property inspected by a Florida Certified Pest Control Operator ("Operator") within 20 days after the Effective Date to determine if there is any visible active WDO infestation or visible damage from WDO infestation, excluding fences. If either or both are found, Buyer may within said 20 days (1) have cost of treatment of active infestation estimated by the Operator; (2) have all damage inspected and cost of repair estimated by an appropriately licensed contractor; and (3) report such cost(s) to Seller in writing. Seller shall cause the treatment and repair of all WDO damage to be made and pay the costs thereof up to the amount provided in Paragraph XII(a). If estimated costs exceed that amount, Buyer shall have the option of canceling this Contract by giving written notice to Seller within 20 days after the Effective Date, or Buyer may elect to proceed with the transaction and receive a credit at Closing equal to the amount provided in Paragraph XII(a). If Buyer's lender requires an updated WDO report, then Buyer shall, at Buyer's expense, have the opportunity to have the Property re-inspected for WDO infestation and have the cost of active infestation or new damage estimated and reported to Seller in writing at least 10 days prior to Closing, and thereafter, Seller shall cause such treatment and repair to be made and pay the cost thereof; provided, Seller's total obligation for treatment and repair costs required under both the first and second inspection shall not exceed the amount provided in Paragraph XII (a).

E. INGRESS AND EGRESS: Seller warrants and represents that there is ingress and egress to the Real Property sufficient for its intended use as described in Paragraph VII hereof and title to the Real Property is insurable in accordance with Standard A without exception for lack of legal right of access.

F. LEASES: Seller shall, at least 10 days before Closing, furnish to Buyer copies of all written leases and estoppel letters from each tenant specifying the nature and duration of the tenant's occupancy, rental rates, advanced rent and security deposits paid by tenant. If Seller is unable to obtain such letter from each tenant, the same information shall be furnished by Seller to Buyer within that time period in the form of a Seller's affidavit, and Buyer may thereafter contact tenant to confirm such information. If the terms of the leases differ materially from Seller's representations, Buyer may terminate this Contract by delivering written notice to Seller at least 5 days prior to Closing. Seller shall, at Closing, deliver and assign all original leases to Buyer.

G. LIENS: Seller shall furnish to Buyer at time of Closing an affidavit attesting to the absence, unless otherwise provided for herein, of any financing statement, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the Real Property for 90 days immediately preceding date of Closing. If the Real Property has been improved or repaired within that time, Seller shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and materialmen, further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at the Closing of this Contract.

H. PLACE OF CLOSING: Closing shall be held in the county wherein the Real Property is located at the office of the attorney or other closing agent ("Closing Agent") designated by the party paying for title insurance, or, if no title insurance, designated by Seller.

I. TIME: Calendar days shall be used in computing time periods except periods of less than six (6) days, in which event Saturdays, Sundays and state or national legal holidays shall be excluded. Any time periods provided for herein which shall end on a Saturday, Sunday, or a legal holiday shall extend to 5:00 p.m. of the next business day. **Time is of the essence in this Contract.**

J. CLOSING DOCUMENTS: Seller shall furnish the deed, bill of sale, certificate of title, construction lien affidavit, owner's possession affidavit, assignments of leases, tenant and mortgagee estoppel letters and corrective instruments. Buyer shall furnish mortgage, mortgage note, security agreement and financing statements.

K. EXPENSES: Documentary stamps on the deed and recording of corrective instruments shall be paid by Seller. All costs of Buyer's loan (whether obtained from Seller or third party), including, but not limited to, documentary stamps and intangible tax on the purchase money mortgage and any mortgage assumed, mortgagee title insurance commitment with related fees, and recording of purchase money mortgage to Seller, deed and financing statements shall be paid by Buyer. Unless otherwise provided by law or rider to this Contract, charges for related closing services, title search, and closing fees (including preparation of closing statement), shall be paid by the party responsible for furnishing the title evidence in accordance with Paragraph V.

L. PRORATIONS; CREDITS: Taxes, assessments, rent, interest, insurance and other expenses of the Property shall be prorated through the day before Closing. Buyer shall have the option of taking over existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at Closing shall be increased or decreased as may be required by prorations to be made through day prior to Closing, or occupancy, if occupancy occurs before Closing. Advance rent and security deposits will be credited to Buyer. Escrow deposits held by mortgagee will be credited to Seller. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If Closing occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such assessment and prior year's millage. If current year's assessment is not available, then taxes will be prorated on prior year's tax. If there are completed improvements on the Real Property by January 1st of year of Closing, which improvements were not in existence on January 1st of prior year, then taxes shall be prorated based upon prior year's millage and at an equitable assessment to be agreed upon between the parties; failing which, request shall be made to the County Property Appraiser for an informal assessment taking into account available exemptions. A tax proration based on an estimate shall, at request of either party, be readjusted upon receipt of current year's tax bill.

M. (RESERVED - purposely left blank)

N. INSPECTION AND REPAIR: Seller warrants that the ceiling, roof (including the fascia and soffits), and exterior and interior walls, and foundation of the Property do not have any visible evidence of leaks, water damage, or structural damage and that dockage, seawalls, septic tank, pool, all appliances, mechanical items,

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heating, cooling, electrical, plumbing systems, and machinery are in Working Condition. The foregoing warranty shall be limited to the items specified unless otherwise provided in an addendum. Buyer may inspect, or, at Buyer's expense, have a firm or individual specializing in home inspections and holding an occupational license for such purpose (if required), or by an appropriately licensed Florida contractor, make inspections of, those items within 20 days after the Effective Date. Buyer shall, prior to Buyer's occupancy but not more than 20 days after Effective Date, report in writing to Seller such items that do not meet the above standards as to defects. Unless Buyer timely reports such defects, Buyer shall be deemed to have waived Seller's warranties as to defects not reported. If repairs or replacements are required to comply with this Standard, Seller shall cause them to be made and shall pay up to the amount provided in Paragraph XII (b). Seller is not required to make repairs or replacements of a Cosmetic Condition unless caused by a defect Seller is responsible to repair or replace. If the cost for such repair or replacement exceeds the amount provided in Paragraph XII (b), Buyer or Seller may elect to pay such excess, failing which either party may cancel this Contract. If Seller is unable to correct the defects prior to Closing, the cost thereof shall be paid into escrow at Closing. For purposes of this Contract: (1) "Working Condition" means operating in the manner in which the item was designed to operate; (2) "Cosmetic Condition" means aesthetic imperfections that do not affect the Working Condition of the item, including, but not limited to: pitted marcite or other pool finishes; missing or torn screens; fogged windows; tears, worn spots, or discoloration of floor coverings, wallpaper, or window treatments; nail holes, scratches, dents, scrapes, chips or caulking in ceilings, walls, flooring, fixtures, or mirrors; and minor cracks in floors, tiles, windows, driveways, sidewalks, or pool decks; and (3) cracked roof tiles, curling or worn shingles, or limited roof life shall not be considered defects Seller must repair or replace, so long as there is no evidence of actual leaks or leakage or structural damage, but missing tiles will be Seller's responsibility to replace or repair.

O. RISK OF LOSS: If, after the Effective Date, the Property is damaged by fire or other casualty ("Casualty Loss") before Closing and cost of restoration (which shall include the cost of pruning or removing damaged trees) does not exceed 1.5% of the Purchase Price, cost of restoration shall be an obligation of Seller and Closing shall proceed pursuant to the terms of this Contract and if restoration is not completed as of Closing, restoration costs will be escrowed at Closing. If the cost of restoration exceeds 1.5% of the Purchase Price, Buyer shall either take the Property as is, together with the 1.5% or receive a refund of deposit(s) thereby releasing Buyer and Seller from all further obligations under this Contract. Seller's sole obligation with respect to tree damage by casualty or other natural occurrence shall be the cost of pruning or removal.

P. CLOSING PROCEDURE: The deed shall be recorded upon clearance of funds. If the title agent insures adverse matters pursuant to Section 627.7841, F.S., as amended, the escrow and closing procedure required by this Standard shall be waived. Unless waived as set forth above the following closing procedures shall apply: (1) all closing proceeds shall be held in escrow by the Closing Agent for a period of not more than 5 days after Closing; (2) if Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5 day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect; (3) if Seller fails to timely cure the defect, all deposits and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and reconvey the Property to Seller by special warranty deed and bill of sale; and (4) if Buyer fails to make timely demand for refund, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale.

Q. ESCROW: Any Closing Agent or escrow agent (collectively "Agent") receiving funds or equivalent is authorized and agrees by acceptance of them to deposit them promptly, hold same in escrow and, subject to clearance, disburse them in accordance with terms and conditions of this Contract. Failure of funds to clear shall not excuse Buyer's performance. If in doubt as to Agent's duties or liabilities under the provisions of this Contract, Agent may, at Agent's option, continue to hold the subject matter of the escrow until the parties hereto agree to its disbursement or until a judgment of a court of competent jurisdiction shall determine the rights of the parties, or Agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute. An attorney who represents a party and also acts as Agent may represent such party in such action. Upon notifying all parties concerned of such action, all liability on the part of Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. If a licensed real estate broker, Agent will comply with provisions of Chapter 475, F.S., as amended. Any suit between Buyer and Seller wherein Agent is made a party because of acting as Agent hereunder, or in any suit wherein Agent interpleads the subject matter of the escrow, Agent shall recover reasonable attorney's fees and costs incurred with these amounts to be paid from and out of the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. The Agent shall not be liable to any party or person for misdelivery to Buyer or Seller of items subject to the escrow, unless such misdelivery is due to willful breach of the provisions of this Contract or gross negligence of Agent.

R. ATTORNEY'S FEES; COSTS: In any litigation, including breach, enforcement or interpretation, arising out of this Contract, the prevailing party in such litigation, which, for purposes of this Standard, shall include Seller, Buyer and any brokers acting in agency or nonagency relationships authorized by Chapter 475, F.S., as amended, shall be entitled to recover from the non-prevailing party reasonable attorney's fees, costs and expenses.

S. FAILURE OF PERFORMANCE: If Buyer fails to perform this Contract within the time specified, including payment of all deposits, the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be recovered and retained by and for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach.

T. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE; COPIES: Neither this Contract nor any notice of it shall be recorded in any public records. This Contract shall bind and inure to the benefit of the parties and their successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all. Notice and delivery given by or to the attorney or broker representing any party shall be as effective as if given by or to that party. All notices must be in writing and may be made by mail, personal delivery or electronic media. A legible facsimile or electronic (including "pdf") copy of this Contract and any signatures hereon shall be considered for all purposes as an original.

U. CONVEYANCE: Seller shall convey marketable title to the Real Property by statutory warranty, trustee's, personal representative's, or guardian's deed, as appropriate to the status of Seller, subject only to matters contained in Paragraph VII and those otherwise accepted by Buyer. Personal Property shall, at the request of Buyer, be transferred by an absolute bill of sale with warranty of title, subject only to such matters as may be otherwise provided for herein.

V. OTHER AGREEMENTS: No prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the parties intended to be bound by it.

W. SELLER DISCLOSURE: There are no facts known to Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed to Buyer.

X. PROPERTY MAINTENANCE; PROPERTY ACCESS; REPAIR STANDARDS; ASSIGNMENT OF CONTRACTS AND WARRANTIES: Seller shall maintain the Property, including, but not limited to lawn, shrubbery, and pool in the condition existing as of Effective Date, ordinary wear and tear and Casualty Loss excepted. Seller shall, upon reasonable notice, provide utilities service and access to the Property for appraisal and inspections, including a walk-through prior to Closing, to confirm that all items of Personal Property are on the Real Property and, subject to the foregoing, that all required repairs and replacements have been made, and that the Property has been maintained as required by this Standard. All repairs and replacements shall be completed in a good and workmanlike manner, in accordance with all requirements of law, and shall consist of materials or items of quality, value, capacity and performance comparable to, or better than, that existing as of the Effective Date. Seller will assign all assignable repair and treatment contracts and warranties to Buyer at Closing.

Y. 1031 EXCHANGE: If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneous with Closing or deferred) with respect to the Property under Section 1031 of the Internal Revenue Code ("Exchange"), the other party shall cooperate in all reasonable respects to effectuate the Exchange, including the execution of documents; provided (1) the cooperating party shall incur no liability or expense related to the Exchange and (2) the Closing shall not be contingent upon, nor extended or delayed by, such Exchange.

EXHIBIT 320

EXHIBIT 2

EXHIBIT 321

(1)

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PREPARED BY AND RETURN TO:
Thomas M. Tucker
Tucker & Pretschner, P.A.
P. O. Box 356
Sarasota, Florida 34230-0356
(941) 954-2121
File No. 1738-1

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012071896 2 PGS
2012 JUN 05 04:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RECTRAIN Receipt#1505760
Doc Stamp-Deed: 700.00

2012071896

WARRANTY DEED

This Warranty Deed is made by **JIM O. COX**, unmarried, hereinafter referred to as "Grantor", to **MARTIN GRABER** and **CAROL FRANCES GRABER**, husband and wife, whose post office address is: 10631 Roth Road, Grabill, IN 46741, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee, its successors and assigns forever, the following described real property in **Sarasota County**, Florida:

Lot 4, Bahia Vista Heights Subdivision, according to the plat thereof, as recorded in Plat Book 9, Page 66, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above-described real property is 0053-04-0004.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

EXHIBIT 321
EXHIBIT 2

Executed on May 14, 2012.

WITNESSES:

Print Name: THOMAS M. TUCKER

JIM O. COX
1462 Marlin St.
Nokomis, FL 34232-3223

Print Name: TANAMARIE HEASLEY

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 14th day of May, 2012 by **JIM O. COX**, who (Notary choose one) [ ] is personally known to me, or [✓] has produced FL DL as identification.

Notary Public
Print Name: THOMAS M. TUCKER
Commission Expires:

THOMAS M. TUCKER
Commission # DD 914108
Expires September 14, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

TMT:tmh/1738-1/Closing Docs

EXHIBIT 321
EXHIBIT 2

EXHIBIT 322

Sarasota County Tax Collector

generated on 5/21/2019 11:27:18 AM EDT

Tax Record

Last Update: 5/21/2019 11:27:18 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053040004	REAL ESTATE	2018

Mailing Address
GRABER MARTIN
GRABER CAROL F
10631 ROTH RD
GRABILL IN 46741-9727

Property Address
1307 INGRAM AVE 001

Old Account Number
0053-04-0004

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
1307 INGRAM AVE LOT 4 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	121,799	0	$121,799	$391.46
Bonds-Debt Service	0.1222	121,799	0	$121,799	$14.88
Mosquito Control	0.0550	121,799	0	$121,799	$6.70
Sarasota Memorial Hospital	1.0420	121,799	0	$121,799	$126.91
SW FL Water Management Dist.	0.2955	121,799	0	$121,799	$35.99
West Coast Inland Navigation	0.0394	121,799	0	$121,799	$4.80
Sarasota School Board					
School District Fund	5.5030	143,100	0	$143,100	$787.48
School Capital Impr	1.5000	143,100	0	$143,100	$214.65
Emergency Medical Services	0.6600	121,799	0	$121,799	$80.39

Total Millage	12.4311	Total Taxes	$1,663.26

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$101.84
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$343.22

Taxes & Assessments	$2,006.48

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9079342.0001	2018	$1,926.22

EXHIBIT 322
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 323

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2007073191 1 PG
2007 MAY 04 04:45 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#917038

This instrument was prepared (without benefit of title examination) by and when recorded return to:
Riddell Law Group
3400 S. Tamiami Trail
Sarasota, FL 34239
Parce ID # 0053-04-0005

WARRANTY DEED

THIS INDENTURE, executed this 2nd day of May, 2007, between **SPE # 49, LLC, a Florida limited liability company ,** whose address is 3400 S. Tamiami Trail, Sarasota, Florida 34239 **Grantor**, and **Martin Graber, Trustee,** whose address is 1147 Stober Avenue, Sarasota, Florida 34232, **Grantee.**

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, Grantor grants, bargains and sells to Grantee, its heirs and assigns forever, the real property described as:

Lot 5, Bahia Vista Heights, according to the plat thereof as recorded in Plat Book 9, Page 66, of the Public Records of Sarasota County, Florida.

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

The Trustee (Grantee) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (and any successor Trustee or Trustees of the trust) shall have all of the powers set forth in Sections 689.071 and 737.402, Florida Statutes.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Note: This property is Replacement Property in Grantee's Reverse 1031 Exchange. Grantor is an Exchange Accommodation Titleholder (EAT). Pursuant to Technical Assistance Advisement No. 01B4-001, documentary stamp tax will be paid only once, and the documentary stamp tax was paid on deed to Accommodation Titleholder recorded in Official Records Instrument #2007050459 on March 27, 2007.

IN WITNESS WHEREOF, the said Grantor has hereunto executed this Warranty Deed the day and year first above written.

Witnesses:

Print Name Alece Siemer

Print Name DONNA G. BARTON

SPE # 49, LLC, a Florida limited liability company

By: _____
Jefferson F. Riddell, Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 2nd day of May, 2007, by **Jefferson F. Riddell**, Manager of SPE # 49, LLC, a Florida limited liability company, who is personally known to me.

(SEAL)

Notary Public

DONNA G. BARTON
Notary Public - State of Florida
My Commission Expires Aug 24, 2007
Commission # DD206994
Bonded by National Notary Assn.

EXHIBIT 323
EXHIBIT 2

EXHIBIT 324

Sarasota County Tax Collector

generated on 5/21/2019 11:29:06 AM EDT

Tax Record

Last Update: 5/21/2019 11:29:07 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053040005	REAL ESTATE	2018

Mailing Address
GRABER MARTIN (TTEE)
10631 ROTH RD
GRABILL IN 46741-9727

Property Address
1319 INGRAM AVE 001

Old Account Number
0053-04-0005

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
1319 INGRAM AVE LOT 5 BAHIA VISTA HEIGHTS OR 638-395

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	104,684	0	$104,684	$336.45
Bonds-Debt Service	0.1222	104,684	0	$104,684	$12.79
Mosquito Control	0.0550	104,684	0	$104,684	$5.76
Sarasota Memorial Hospital	1.0420	104,684	0	$104,684	$109.08
SW FL Water Management Dist.	0.2955	104,684	0	$104,684	$30.93
West Coast Inland Navigation	0.0394	104,684	0	$104,684	$4.12
Sarasota School Board					
School District Fund	5.5030	143,000	0	$143,000	$786.93
School Capital Impr	1.5000	143,000	0	$143,000	$214.50
Emergency Medical Services	0.6600	104,684	0	$104,684	$69.09

Total Millage	12.4311	Total Taxes	$1,569.65

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$101.36
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$342.74

Taxes & Assessments	$1,912.39

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9079341.0001	2018	$1,835.89

EXHIBIT 324
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 325

Prepared by:
Nique Wigglesworth
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239

File Number: 18-077

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018026984 2 PG(S)
March 02, 2018 10:34:45 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $1,645.00

General Warranty Deed

This Indenture, made this February 28, 2018 A.D. By **Celestino Malpelli and Julia Malpelli, husband and wife,** whose post office address is: 311 Violet Street, Massapequa Park, New York 11762, hereinafter called the grantor, to **Cheryl A. Del Pozzo Gallagher, an unmarried woman**, whose post office address is: 1712 Springwood Drive, Sarasota, Florida 34232, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 57, Block 3, Tamaron Subdivision, Unit No. 3, according to the plat thereof recorded in Plat Book 25, Page 5 and 5A, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0053110054**

Subject to reservations, restrictions, and easements of record.

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

EXHIBIT 325
EXHIBIT 2

Prepared by:
Nique Wigglesworth
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239

File Number: 18-077

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Elveston Griffith

Witness Printed Name Valerie Griffith

(Seal)
Celestino Malpelli
Address: 311 Violet Street, Massapequa Park, New York 11762

(Seal)
Julia Malpelli
Address: 311 Violet Street, Massapequa Park, New York 11762

State of NEW YORK

County of NASSAU

The foregoing instrument was acknowledged before me this 23 day of February, 2018, by Celestino Malpelli and Julia Malpelli, husband and wife, who is/are personally known to me or who has produced driver's license(s) as identification.

NADINE FLEURANT
Notary Public, State of New York
No. 01FL6241742
Qualified in Nassau County
My Commission Expires 05/23/2019

Notary Public
Print Name: NADINE FLEURANT
My Commission Expires: May 23 2019

DEED Individual Warranty Deed - Legal on Face

EXHIBIT 325
EXHIBIT 2

EXHIBIT 326

Sarasota County Tax Collector

generated on 5/21/2019 11:34:23 AM EDT

Tax Record

Last Update: 5/21/2019 11:34:24 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053110054	REAL ESTATE	2018

Mailing Address
GALLAGHER CHERYL A DEL POZZO
1712 SPRINGWOOD DR
SARASOTA FL 34232

Property Address
1712 SPRINGWOOD DR 001

Old Account Number
0053-11-0054

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
940576

Legal Description
1712 SPRINGWOOD DR LOT 57 BLK 3 TAMARON UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	166,700	0	$166,700	$535.77
Bonds-Debt Service	0.1222	166,700	0	$166,700	$20.37
Mosquito Control	0.0550	166,700	0	$166,700	$9.17
Sarasota Memorial Hospital	1.0420	166,700	0	$166,700	$173.70
SW FL Water Management Dist.	0.2955	166,700	0	$166,700	$49.26
West Coast Inland Navigation	0.0394	166,700	0	$166,700	$6.57
Sarasota School Board					
School District Fund	5.5030	166,700	0	$166,700	$917.35
School Capital Impr	1.5000	166,700	0	$166,700	$250.05
Emergency Medical Services	0.6600	166,700	0	$166,700	$110.02

Total Millage	12.4311	Total Taxes	$2,072.26

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$134.21
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$384.34

Taxes & Assessments	$2,456.60

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7248495.0001	2018	$2,358.34

EXHIBIT 326
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 327

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004191366 1 PG
2004 OCT 04 06:57 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
TRAIN 3 Receipt#532084
Doc Stamp-Deed: 1,211.00

Prepared by and return to:
Chad L Gates, Esq.
Attorney at Law
Levin, Tannenbaum, Wolff, Band, Gates & Pugh
1680 Fruitville Road Suite 102
Sarasota, FL 34236

Parcel ID # 0060-03-0040
File No.: **4115.11477.04**
Will Call No.: **226/RES**
Rec: 10.00
DS: 1211.-

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th** day of **September, 2004** between

Vernon L. Fields and Janet Fields, husband and wife
whose post office address is **11036 Kimberly Avenue, Englewood, FL 34224**, grantor, and

James R Bishop and Mary Ellen Bishop, husband and wife
whose post office address is **8322 Flagstaff Way, Sarasota, FL 34241**, 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)

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:

Lot 35 and the South 15 feet of Lot 36, Block E, Orange Grove Park, as per plat thereof recorded in Plat Book 7, page 1, of the Public Records of Sarasota County, Florida.

Subject to taxes for 2004 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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 he grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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: Roberta E. Stock

Witness Name: Brandy L. Csontos

Witness Name: Roberta E. Stock

Witness Name: Brandy L. Csontos

Vernon L. Fields (Seal)

Janet Fields (Seal)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 30th day of September, 2004 by Vernon L. Fields and Janet Fields, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

ROBERTA E. STOCK
MY COMMISSION # DD 307065
EXPIRES: April 6, 2008
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Roberta E. Stock

My Commission Expires:

EXHIBIT 328

Sarasota County Tax Collector

generated on 6/19/2019 12:38:30 PM EDT

Tax Record

Last Update: 6/19/2019 12:38:30 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030040	REAL ESTATE	2018

Mailing Address
BISHOP JAMES R
BISHOP MARY E
8322 FLAGSTAFF WAY
SARASOTA FL 34241-8510

Property Address
2109 INGRAM AVE 001

Old Account Number
0060-03-0040

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
940053

Legal Description
2109 INGRAM AVE LOT 35 & S 15 FT OF LOT 36, BLK E, ORANGE GROVE PARK, SUBJ TO UNITY OF TITLE IN ORI 2009116109

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	160,754	0	$160,754	$516.66
Bonds-Debt Service	0.1222	160,754	0	$160,754	$19.64
Mosquito Control	0.0550	160,754	0	$160,754	$8.84
Sarasota Memorial Hospital	1.0420	160,754	0	$160,754	$167.51
SW FL Water Management Dist.	0.2955	160,754	0	$160,754	$47.50
West Coast Inland Navigation	0.0394	160,754	0	$160,754	$6.33
Sarasota School Board					
School District Fund	5.5030	171,200	0	$171,200	$942.12
School Capital Impr	1.5000	171,200	0	$171,200	$256.80
Emergency Medical Services	0.6600	160,754	0	$160,754	$106.10

Total Millage	12.4311	Total Taxes	$2,071.50

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$149.59
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$555.97

Taxes & Assessments	$2,627.47

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2018	PAYMENT	9070824.0001	2018	$2,522.37

EXHIBIT 328
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 329

RECORDED IN OFFICIAL RECORDS
INSTRUMENT #2014031534 3 PG

03/20/2014 04:46:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1721431

Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $826.00
Intang. Tax: $0.00

Consideration: $118,000.00

This document prepared by (and after recording return to):

Name:	John T. Padgett
Firm	Premium Title Services, Inc. 2002 Summit Boulevard, Suite 600 Atlanta, GA 30319
Phone:	(855) 339-6325
After recording return to	5269 Paes Rd, New Holland, PA 17557
Asset No.	102995800
File No.	CE1306-FL-644582

Above This Line Reserved
For Official Use Only

SPECIAL WARRANTY DEED
AND
SUPPORTING AFFIDAVIT OF POWER OF ATTORNEY

STATE OF FLORIDA
COUNTY OF Sarasota

THIS DEED, made this 10th day of March 2014, 2014, by and between HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Trust 2006-1, a national banking association, organized and existing under the laws of The United States of America; hereinafter called the Grantor, whose mailing address is: c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409; and Amos Fisher and Anna S. Fisher, Husband and wife, as tenants by the entirety hereinafter called the Grantee, whose mailing address is:

5269 Paes Rd, New Holland, PA 17557

WITNESSETH, that the Grantor, for and in consideration for the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Sarasota, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PARCEL ID #: 0052-12-0018
Located at 1030 Herndon Place, Sarasota, FL 34232

TOGETHER, with all of 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 does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

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

Signed, sealed and delivered in our presence:

Witness

Jose Manrique

Print Name

Witness

Linda Willis

Print Name

HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Trust 2006-1 by Ocwen Loan Servicing, LLC as Attorney-In-Fact

BY _____

Allyson Rivera

Contract Management Coordinator

of Ocwen Loan Servicing, LLC, as Attorney-in-Fact
Address: 1661 Worthington Road, Suite 100,
West Palm Beach, FL 33409

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10th day of March, 2014, by Allyson Rivera as Contract Management Coordinator of Ocwen Loan Servicing, LLC as Attorney-in-Fact for HSBC Bank USA, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Trust 2006-1, who is personally known to me or who has produced _____ as identification and who did D(did not) take an oath.

GUIRLENE DOLCINE
MY COMMISSION # FF 055364
EXPIRES: November 16, 2017
Bonded Thru Notary Public Underwriters

(Notarial Seal)

Notary Public **Guirlene Dolcine**

Printed Name
My Commission Expires: 11/16/2017

POA recorded simultaneously as instrument# 2007-085992

EXHIBIT "A"

CE1306-FL-644582

FROM THE SW CORNER OF NW 1/4 OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, RUN NORTH ALONG SECTION LINE 613 FEET TO AN IRON PIPE; THENCE EAST 974 TO AN IRON PIPE; THENCE NORTH 400 FEET TO AN IRON PIPE AT THE SW CORNER OF SAID TRACT; THENCE NORTH PARALLEL TO SECTION LINE 50 FEET TO AN IRON PIPE; THENCE EAST PARALLEL TO SOUTH LINE OF SAID QUARTER SECTION 195 FEET TO THE WESTERLY LINE OF THE SEABOARD AIR LINE 100 FOOT RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE 51.2 FEET MORE OR LESS TO AN IRON PIPE; THENCE WEST PARALLEL TO SOUTH LINE OF SAID QUARTER SECTION 205 FEET TO SW CORNER OF SAID TRACT. SUBJECT TO EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2004196269, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID No.: 0052-12-0018

EXHIBIT 330

Sarasota County Tax Collector

generated on 6/24/2019 10:55:11 AM EDT

Tax Record

Last Update: 6/24/2019 10:55:10 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052120018	REAL ESTATE	2018

Mailing Address
FISHER AMOS
FISHER ANNA S
5269 PAES RD
NEW HOLLAND PA 17557-9593

Property Address
1030 HERNDON PL 001

Old Account Number
0052-12-0018

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS

Millage Code 0100

Escrow Code

Legal Description
1030 HERNDON PL FROM SW COR OF NW 1/4 OF SEC 27-36-18 TH N ALG SEC LINE 613 FT TH E 974 FT TH N 400 FT TO SW COR OF SAID TRACT TH N & PARALLEL TO SEC LINE 50 FT TH E & PARALLEL TO S LINE OF SAID 1/4 SEC 195 FT TO WLY LINE OF SAL 100 FT R/W TH SLY ALG SAID Additional Legal

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	174,596	0	$174,596	$561.15
Bonds-Debt Service	0.1222	174,596	0	$174,596	$21.34
Mosquito Control	0.0550	174,596	0	$174,596	$9.60
Sarasota Memorial Hospital	1.0420	174,596	0	$174,596	$181.93
SW FL Water Management Dist.	0.2955	174,596	0	$174,596	$51.59
West Coast Inland Navigation	0.0394	174,596	0	$174,596	$6.88
Sarasota School Board					
School District Fund	5.5030	187,300	0	$187,300	$1,030.71
School Capital Impr	1.5000	187,300	0	$187,300	$280.95
Emergency Medical Services	0.6600	174,596	0	$174,596	$115.23

Total Millage	12.4311	Total Taxes	$2,259.38

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$139.52
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$389.65

Taxes & Assessments	$2,649.03

If Paid By	Amount Due
	$0.00

EXHIBIT 330
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
3/13/2019	PAYMENT	9104849.0001	2018	$2,649.03

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 331

02060016

Stewart Title of Sarasota, Inc.

This Instrument Prepared by:
DAVID RUSSELL
3530 Webber Street
Sarasota, FL 34239
for the purposes of title insurance.

245

WARRANTY DEED
(FROM CORPORATION)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002143626 1 PG
2002 SEP 03 04:59 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
TFERNAND Receipt#212479

Doc Stamp-Deed: 1,520.40

Property Appraisers Parcel I.D. (Folio) Number(s):
52040039

2002143626

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made and executed the* 23RD *day of* AUGUST *A.D.* 2002 *by* MORRISON HOMES, INC. d/b/a Morrison Homes

a corporation existing under the laws of and having its principal place of business at 100 TAMPA OAKS BLVD., STE. 100 TEMPLE TERRACE, FL 33637 *hereinafter called the grantor, to* ANDREW HEATH and JENNIFER LAMBERT

whose postoffice address is 735 Stonecrest Drive Sarasota, FL 34232 *hereinafter called the 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 an in consideration of the sum of $* 10.00 *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 situated in* Sarasota *County, Florida, viz:*

Lot 54, THE OAKS AT WOODLAND PARK PHASE II, according to the Plat recorded in Plat Book 39, Pages 32, 32A and 32B, as recorded in the Public Records of Sarasota County, Florida; said land situate, lying and being in Sarasota County, Florida.

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 it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 2001 *, restrictions, reservations, covenants and easements of record, if any.*

In Witness Whereof, *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto afffixed, by its proper officers thereunto duly authorized, the day and year first above written.*

(Corporate Seal)

ATTEST: _____
Secretary

Signed, sealed and delivered in our presence:

Diana Lopez
Witness Signature
DIANA LOPEZ
Printed Name
Paula M. DuPree
Witness Signature
Paula M. DuPree
Printed Name

MORRISON HOMES, INC. d/b/a Morrison Homes

BY: Nancy M. Reynolds
Nancy M. Reynolds
Printed Name and Title
Vice President of Finance

STATE OF Florida
COUNTY OF

The foregoing instrument was acknowledged before me this day of
by Nancy M. Reynolds of MORRISON HOMES, INC. d/b/a Morrison Homes
Vice President of Finance
a Corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ as identification and did _____ take an oath.

Paula M. DuPree
Notary Signature

SEAL

Printed Notary Signature: Paula M. DuPree
Title or Rank: Commission # CC 88[illegible]
Serial Number, if any: Expires Nov. 15, 200[illegible]
My Commission Expires: Bonded Thru Atlantic Bonding Co., In.

EXHIBIT 331
EXHIBIT 2

EXHIBIT 332

Sarasota County Tax Collector

generated on 6/19/2019 12:32:01 PM EDT

Tax Record

Last Update: 6/19/2019 12:32:02 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040039	REAL ESTATE	2018

Mailing Address
HEATH ANDREW
LAMBERT JENNIFER
735 STONECREST DR
SARASOTA FL 34232-7402

Property Address
735 STONECREST DR 001

Old Account Number
0052-04-0039

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940143

Legal Description
735 STONECREST DR LOT 54 THE OAKS AT WOODLAND PARK PH 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	224,570	50,000	$174,570	$561.07
Bonds-Debt Service	0.1222	224,570	50,000	$174,570	$21.33
Mosquito Control	0.0550	224,570	50,000	$174,570	$9.60
Sarasota Memorial Hospital	1.0420	224,570	50,000	$174,570	$181.90
SW FL Water Management Dist.	0.2955	224,570	50,000	$174,570	$51.59
West Coast Inland Navigation	0.0394	224,570	50,000	$174,570	$6.88
Sarasota School Board					
School District Fund	5.5030	224,570	25,000	$199,570	$1,098.23
School Capital Impr	1.5000	224,570	25,000	$199,570	$299.36
Emergency Medical Services	0.6600	224,570	50,000	$174,570	$115.22

Total Millage	12.4311	Total Taxes	$2,345.18

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$199.77
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$406.13

Taxes & Assessments	$2,751.31

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 332
EXHIBIT 2

11/28/2018	PAYMENT	7235041.0001	2018	$2,641.26

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 333

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004011889 1 PG
2004 JAN 21 05:34 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#425851

Doc Stamp-Deed: 763.00

This instrument prepared by:
Michael J. Belle, Esq.
Michael J Belle, P.A.
2364 Fruitville Road
Sarasota, FL 34237
941-955-9212

Tax Parcel ID: 2029160079

[space above this line for recording]

2004011889

Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, made January 16, 2004, between **Nacco of Orlando, Inc., a Florida Corporation,** of the County of Sarasota in the State of Florida, party of the first part, whose post office address is PO Box 25481, Sarasota, FL 34277, and **Lennart Irenheim and Liselotte Irenheim, husband and wife,** party of the second part, and whose post office address is 6261 McKown Rd., Sarasota FL 34240.

Witnesseth:

That the said party of the first part, for and in consideration of the sum of $10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

Lot 100, PAVER PARK ESTATES, SECOND ADDITION, according to the plat thereof recorded in Plat Book 7, Page 95, of the Public Records of SARASOTA County, Florida.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

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

The Grantor herein certifies that the above-described property is not the homestead of the Grantor, nor is it contiguous thereto

Dated on January 16, 2004 .

Signed, sealed and delivered in the presence of:

Debra Britton
Witness Sign:
Debra Britton
Witness Print:

Dianna Allen
Witness Sign:
Dianna Allen
Witness Print:

Nacco of Orlando, Inc., a Florida Corporation

By: James E. Perron
James E. Perron

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on January 16, 2004, by James E. Perron as President of Nacco of Orlando, Inc., a Florida Corporation , ☐ who is personally known to me or ☐ who produced a Driver's License as identification.

NOTARY PUBLIC STATE OF FLORIDA
Debra L. Britton
Commission # DD061662
Expires Oct. 1, 2005
Bonded Thru
Atlantic Bonding Co., Inc.
{notarial seal}

NOTARY PUBLIC:
Debra Britton
NOTARY
Debra L. Britton
My commission expires: 10-01-05
My commission number is: DD061662

EXHIBIT 333
EXHIBIT 2

EXHIBIT 334

Sarasota County Tax Collector

generated on 6/14/2019 10:47:43 AM EDT

Tax Record

Last Update: 6/14/2019 10:47:43 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029160079	REAL ESTATE	2018

Mailing Address
IRENHEIM LENNART
IRENHEIM LISELOTTE
6261 MCKOWN RD
SARASOTA FL 34240-9676

Property Address
2612 NANCY ST 002

Old Account Number
2029-16-0079

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code
940149

Legal Description
2612 NANCY ST LOT 100 PAVER PARK ESTATES SECOND ADD

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	105,136	0	$105,136	$337.91
Bonds-Debt Service	0.1222	105,136	0	$105,136	$12.85
Mosquito Control	0.0550	105,136	0	$105,136	$5.78
Sarasota Memorial Hospital	1.0420	105,136	0	$105,136	$109.55
SW FL Water Management Dist.	0.2955	105,136	0	$105,136	$31.07
West Coast Inland Navigation	0.0394	105,136	0	$105,136	$4.14
Sarasota School Board					
School District Fund	5.5030	134,200	0	$134,200	$738.50
School Capital Impr	1.5000	134,200	0	$134,200	$201.30
City of Sarasota	3.2632	105,136	0	$105,136	$343.08
City of Sarasota Debt Service	0.2518	105,136	0	$105,136	$26.47
Emergency Medical Services	0.6600	105,136	0	$105,136	$69.39

Total Millage	15.9461	Total Taxes	$1,880.04

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$102.82
W156	Stormwater Utility	$90.65

Total Assessments	$193.47

Taxes & Assessments	$2,073.51

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 334
EXHIBIT 2

11/28/2018	PAYMENT	7244344.0001	2018	$1,990.57

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 335

Prepared by and Return to:
Lill Denham
Sarasota Title Services, Inc.
3380 Magic Oak Lane
Sarasota, Florida 34232

File Number: 16-1011

SALES PRICE: **$155,000.00**
Documentary Stamps: $1,085.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016026171 2 PG(S)
March 04, 2016 09:02:46 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $1,085.00

General Warranty Deed

Made this March 2, 2016 A.D. By **Marjorie Martine Chambers, as Personal Representative of the estate of Martine Drake Stinchcomb,** whose post office address is: 2234 Elizabethton Highway, Johnson City, Tennessee 37601, hereinafter called the grantor, to **Bonnie A. Klein, a single woman**, whose post office address is: 2495 Novus Street, Sarasota, Florida 34237, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 13, Block A, Hudson Park, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon. Grantor(s) maintain his/her/their homestead at 2234 Elizabethton Highway, Johnson City, Tennessee 37601.

Parcel ID Number: **2034020014**

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 whomsoever; and that said land is free of all encumbrances except taxes accruing after December 31, 2015.

Prepared by and Return to:
Lill Denham
Sarasota Title Services, Inc.
3380 Magic Oak Lane
Sarasota, Florida 34232

File Number: 16-1011

SALES PRICE: **$155,000.00**
Documentary Stamps: $1,085.00

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence of
TWO SEPARATE DISINTERESTED WITNESSES:

Candace Gilbert

Witness Printed Name Candace Gilbert

Marjorie Martine Chambers (Seal)
Marjorie Martine Chambers, as Personal Representative of the estate of Martine Drake Stinchcomb
Address: 2234 Elizabethton Highway
Johnson City, Tennessee 37601

Gail Brumitt

Witness Printed Name Gail Brumitt

State of Tennessee
County of Carter

The foregoing instrument was acknowledged before me this 29 day of Feb, 2016, by Marjorie Martine Chambers, as Personal Representative of the estate of Martine Drake Stinchcomb, who is/are personally known to me or who has produced photo ID as identification.

K. Nannette Carver
Notary Public
Print Name: K. Nannette Carver

My Commission Expires: 11/4/17

K. NANNETTE CARVER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF CARTER

EXHIBIT 336

Sarasota County Tax Collector

generated on 6/19/2019 12:41:10 PM EDT

Tax Record

Last Update: 6/19/2019 12:41:11 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2034020014	REAL ESTATE	2018

Mailing Address
KLEIN BONNIE A
2495 NOVUS ST
SARASOTA FL 34237

Property Address
2495 NOVUS ST 002

Old Account Number
2034-02-0014

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000
S1 5000

Millage Code
0200

Escrow Code
940145

Legal Description
2495 NOVUS ST LOT 13 BLK A HUDSON PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	132,220	55,000	$77,220	$248.19
Bonds-Debt Service	0.1222	132,220	55,000	$77,220	$9.44
Mosquito Control	0.0550	132,220	55,000	$77,220	$4.25
Sarasota Memorial Hospital	1.0420	132,220	50,000	$82,220	$85.67
SW FL Water Management Dist.	0.2955	132,220	50,000	$82,220	$24.30
West Coast Inland Navigation	0.0394	132,220	50,000	$82,220	$3.24
Sarasota School Board					
School District Fund	5.5030	132,220	25,000	$107,220	$590.03
School Capital Impr	1.5000	132,220	25,000	$107,220	$160.83
City of Sarasota	3.2632	132,220	75,000	$57,220	$186.72
City of Sarasota Debt Service	0.2518	132,220	75,000	$57,220	$14.41
Emergency Medical Services	0.6600	132,220	55,000	$77,220	$50.97

Total Millage	15.9461	Total Taxes	$1,378.05

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$88.77
W156	Stormwater Utility	$81.90

Total Assessments	$170.67

Taxes & Assessments	$1,548.72

If Paid By	Amount Due
	$0.00

EXHIBIT 336
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7236631.0001	2018	$1,486.77

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 337

2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006150443 2 PGS
2006 AUG 21 12:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#820017

Doc Stamp-Deed: 966.00

Prepared by and return to:
William J Gardner
Attorney at Law
William J. Gardner, PA
7280 W Palmetto Park Rd Suite 208N
Boca Raton, FL 33433

File Number: 3394
Will Call No.:

2006150443

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 15th day of August, 2006 between
Deutsche Bank National Trust Company as Indenture Trustee for New Century Home Equity Loan Trust 2005-2 whose post office address is **1610 East Street, Santa Ana, CA 92705**, grantor, and
Joseph R. Knight whose post office address is **4080 Radnor Place, Sarasota, FL 34233**, 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)

Witnesseth, 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:

Lot 28, Spring Lake Subdivision Addition No. 1, according to the Plat thereof, as recorded in Plat Book 9, Page 40, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0070-07-0013

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, but not otherwise.

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:

DoubleTime®

New Century Mortgage Corporation
as Attorney-in-fact

Deutsche Bank National Trust Company, as Indenture
Trustee for New Century Home Equity Loan Trust 2005-2

Witness Name: Eddy Reyes

By: _____
Print Name: Charlotte Shafer
Title: Asst. Vice President

Witness Name: Johnny Llana

(Corporate Seal)

State of CA
County of Orange

The foregoing instrument was sworn to and subscribed before me this 8th day of August 2006 by Charlotte Shafer as Asst Vice President of New Century Mortgage for Deutsche Bank National Company, as Indenture Trustee for New Century Home Equity Loan Trust 2005-2. on behalf of the corporation. They [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

DARLENE DELAHOYDE
Commission # 1636123
Notary Public - California
Orange County
My Comm. Expires Jan 8, 2010

Notary Public

Printed Name: Darlene Delahoyde

My Commission Expires: Jan 8th 2010

DoubleTime®

EXHIBIT 337
EXHIBIT 2

EXHIBIT 338

Sarasota County Tax Collector

generated on 6/11/2019 3:56:39 PM EDT

Tax Record

Last Update: 6/11/2019 3:56:38 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0070070013	REAL ESTATE	2018

Mailing Address
KNIGHT JOSEPH R
3384 MAGIC OAK LN
SARASOTA FL 34232-1822

Property Address
4080 RADNOR PL 001

Old Account Number
0070-07-0013

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
940191

Legal Description
4080 RADNOR PL LOT 28 SPRING LAKE SUB ADD 1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	89,603	0	$89,603	$287.98
Bonds-Debt Service	0.1222	89,603	0	$89,603	$10.95
Mosquito Control	0.0550	89,603	0	$89,603	$4.93
Sarasota Memorial Hospital	1.0420	89,603	0	$89,603	$93.37
SW FL Water Management Dist.	0.2955	89,603	0	$89,603	$26.48
West Coast Inland Navigation	0.0394	89,603	0	$89,603	$3.53
Sarasota School Board					
School District Fund	5.5030	116,900	0	$116,900	$643.30
School Capital Impr	1.5000	116,900	0	$116,900	$175.35
Emergency Medical Services	0.6600	89,603	0	$89,603	$59.14

Total Millage	12.4311	Total Taxes	$1,305.03

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$87.31
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$337.44

Taxes & Assessments	$1,642.47

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7242765.0001	2018	$1,576.77

EXHIBIT 338
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 339

Consideration: ~~$130,000.00~~ 135,000 ~~00~~
Recording Fees: $18.50
Documentary Stamps: ~~$910.00~~ 875 ~~00~~

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017136460 2 PG(S)
November 03, 2017 04:18:33 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $875.00

Prepared by and Return To:

DUNLAP | MORAN
ATTORNEYS AT LAW

Thomas B. Luzier, Esquire
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
File No.: 18341-1

WARRANTY DEED

This Warranty Deed is made by **William F. Horton, an unmarried man and Donald L. Horton, a married man**, hereinafter referred to as "Grantor," to **Lakewood Venture Capital, LLC, a Florida limited liability company,** whose address is: **5906 Cessna Run, Bradenton, FL 34211**, 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 conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Lot 3, Block C, Glen Ridge Subdivision, according to the plat thereof, recorded in Plat Book 6, Page 20, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is: 2031130084.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

The Grantor, Donald L. Horton, hereby certifies that the above described property is not his homestead nor is it contiguous thereto.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Dated as of the 31st day of October, 2017.

Witness No. 1:

Print:
As to all Grantors

GRANTOR:

William F. Horton
14705 Mossy Hammock Lane
Myakka City, FL 34251

Witness No. 2:

Print: RUTH A. NEWMAN
As to all Grantors

Donald L. Horton
14705 Mossy Hammock Lane
Myakka City, FL 34257

TAMMY LEE HUGHES
Commission # GG 013146
Expires November 19, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me on 10-31-17, by William F. Horton and Donald L. Horton.

Personally known ____
or Produced Identification ✓
Type of Identification Produced Florida Id

Notary Public
Print Name: Tammy Hughes
My Commission Expires: 11-19-2020

EXHIBIT 340

Sarasota County Tax Collector

generated on 6/11/2019 3:58:57 PM EDT

Tax Record

Last Update: 6/11/2019 3:58:57 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2031130084	REAL ESTATE	2018

Mailing Address
LAKEWOOD VENTURE CAPITAL LLC
5906 CESSNA RUN
BRADENTON FL 34211

Property Address
2836 POPLAR ST 002

Old Account Number
2031-13-0084

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code

Legal Description
2836 POPLAR ST LOT 3 BLK C GLEN RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	108,900	0	$108,900	$350.00
Bonds-Debt Service	0.1222	108,900	0	$108,900	$13.31
Mosquito Control	0.0550	108,900	0	$108,900	$5.99
Sarasota Memorial Hospital	1.0420	108,900	0	$108,900	$113.47
SW FL Water Management Dist.	0.2955	108,900	0	$108,900	$32.18
West Coast Inland Navigation	0.0394	108,900	0	$108,900	$4.29
Sarasota School Board					
School District Fund	5.5030	108,900	0	$108,900	$599.28
School Capital Impr	1.5000	108,900	0	$108,900	$163.35
City of Sarasota	3.2632	108,900	0	$108,900	$355.36
City of Sarasota Debt Service	0.2518	108,900	0	$108,900	$27.42
Emergency Medical Services	0.6600	108,900	0	$108,900	$71.87

Total Millage	15.9461	Total Taxes	$1,736.52

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$109.88
W156	Stormwater Utility	$81.90

Total Assessments	$191.78

Taxes & Assessments	$1,928.30

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 340
EXHIBIT 2

11/16/2018	PAYMENT	5514144.0001	2018	$1,851.17

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 341

Prepared By:
Jeffrey Lloyd Lambert

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019022454 2 PG(S)
February 25, 2019 01:54:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

After Recording Return To:
Jeffrey Lloyd Lambert
2632 Nancy St
Sarasota, Florida 34237

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

WITNESSETH, on 24 day of February 2019 THE GRANTOR(S),

- Phyllis Rose Lambert a/k/a Phyllis Rose Town, a married person,

for and in consideration of the sum of: One Dollar ($1.00) and/or other good and valuable consideration to the below Grantee(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged:

- Phyllis Rose Lambert and Jeffrey Lloyd Lambert, a married couple, residing at 2632 Nancy St, Sarasota, Sarasota County, Florida 34237

Grantor does hereby remise, release, and quit-claim unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land in the County of Sarasota, State of Florida to wit:

2632 Nancy Street
Sarasota, Florida 34237

Tax Parcel Number: 2029-16-0077

Legal Description:

Lot 102, Paver Park Estates, 2nd Addition as per plat thereof recorded in Plat Book 7, Page 95, of the Public Records of Sarasota County, Florida

EXHIBIT 341
EXHIBIT 2

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 for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, the said grantor signed and seal these presents as of the date first written above.

Signed, sealed and delivered in our presence:

LaVerne Duff
Witness 1 Signature:

LAVERNE DUFF
Witness 1 Printed Name

Phyllis Rose Lambert
Phyllis Rose Lambert a/k/a Phyllis Rose Town

Jennifer L Bleecher
Witness 2 Signature:

JENNIFER L. BLEECHER
Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 24 day of February 2019 by Phyllis Rose Lambert a/k/a Phyllis Rose Town, who is [X] personally known to me; or [ ] produced _____ as identification.

Diana B. Mayer
NOTARY PUBLIC, STATE OF FLORIDA

DIANA B. MAYER
Printed Name

My commission expires on: _____

Notary Public State of Florida
Diana B. Mayer
My Commission GG 106208
Expires 05/18/2021

EXHIBIT 341
EXHIBIT 2

EXHIBIT 342

Sarasota County Tax Collector

generated on 6/14/2019 10:35:55 AM EDT

Tax Record

Last Update: 6/14/2019 10:35:55 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029160077	REAL ESTATE	2018

Mailing Address
LAMBERT PHYLLIS ROSE
LAMBERT JEFFREY LLOYD
2632 NANCY ST
SARASOTA FL 34237-7620

Property Address
2632 NANCY ST 002

Old Account Number
2029-16-0077

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000
WX 500

Millage Code
0200

Escrow Code
N

Legal Description
2632 NANCY ST LOT 102 PAVER PARK ESTATES SECOND ADD

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	76,269	50,500	$25,769	$82.82
Bonds-Debt Service	0.1222	76,269	50,500	$25,769	$3.15
Mosquito Control	0.0550	76,269	50,500	$25,769	$1.42
Sarasota Memorial Hospital	1.0420	76,269	50,500	$25,769	$26.85
SW FL Water Management Dist.	0.2955	76,269	50,500	$25,769	$7.61
West Coast Inland Navigation	0.0394	76,269	50,500	$25,769	$1.02
Sarasota School Board					
School District Fund	5.5030	76,269	25,500	$50,769	$279.39
School Capital Impr	1.5000	76,269	25,500	$50,769	$76.15
City of Sarasota	3.2632	76,269	50,500	$25,769	$84.09
City of Sarasota Debt Service	0.2518	76,269	50,500	$25,769	$6.49
Emergency Medical Services	0.6600	76,269	50,500	$25,769	$17.01

Total Millage	15.9461	Total Taxes	$586.00

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$124.35
W156	Stormwater Utility	$90.65

Total Assessments	$215.00

Taxes & Assessments	$801.00

If Paid By	Amount Due
	$0.00

EXHIBIT 342
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
3/30/2019	PAYMENT	5547683.0001	2018	$801.00

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 343

Record $5.00
Doc. St. $270.00

477828

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02 F.S.)

RAMCO FORM 01

This Warranty Deed Made the 5th day of March A. D. 19 85 by

GEORGIA C. ROUNDS, An Unremarried Widow

hereinafter called the grantor, to

ROBERT E. MESSICK and MICHELLE S. MESSICK, husband and wife

whose postoffice address is 2586Tami Sola, Sarasota, Fl., 33577
hereinafter called the 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 $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Begin at the Northwest corner of Tract 10, Block 4, of Section 34, Township 36 South, Range 18 East, PHILLIPPI CREEK FARMS SUBDIVISION, as per plat thereof in Plat Book 1, Page 143, Public Records of Manatee County, Florida, (Also recorded in Plat Book A, Page 50, Public Records of Sarasota County, Florida), said Northwest corner being on the West line of the Southeast 1/4 of said Section 34; thence South along said West line of the Southeast 1/4 (Being also the West line of Tract 10), 255.6 feet; thence East and parallel to the North line of said Tract 10, 324.7 feet to the S.C.L. R.R. Right-of-way (100 feet wide); thence North 11°47' West along the West line of said R.R. Right-of-way 240.06 feet; thence West and parallel to the North line of said Tract 10, 238.02 feet; thence North 60°00' West, 41.20 feet to the Point of Beginning; LESS the South 5 feet and the East 5 feet thereof; being a part of said Tract 10, Block 4, Section 34-36-18, PHILLIPPI CREEK FARMS SUBDIVISION.

TOGETHER WITH an ingress and egress easement over the Northerly 15 feet of the following described Parcel "A":
That part of the Parkway (50 feet wide) along the Easterly boundary of FOREST LAKES, Unit 1, as per Plat thereof in Plat Book 7, Page 66A, Sarasota County, Public Records, which lies between a point which is five feet North of the South line of Lot 1, Block "C", said FOREST LAKES, Unit 1, and a point on the North line (extended) of Tract 10, Block 4 of Section 34, Township 36 South, Range 18 East, PHILLIPPI CREEK FARMS SUBDIVISION, as per Plat thereof in Plat Book "A", Page 50, Sarasota County, Public Records.

O.R. 1762 PG 0419

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1984

Subject to all valid reservations, restrictions and easements of record.

Documentary Tax Pd. $ 270.00
Intangible Tax Pd. $ _____
F. [illegible] Mackney, Jr., Clerk, Sarasota County
By: _____ Deputy Clerk

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Georgia C. Rounds (L.S.)
Georgia C. Rounds (L.S.)

SPACE BELOW FOR RECORDING USE

FILED AND RECORDED
R.H. HACKNEY JR. CLERK
SARASOTA CO.
MAR 20 1 13 PM '85

STATE OF Florida
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

GEORGIA C. ROUNDS, An Unremarried Widow

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of March, A. D. 19 85.

Notary Public

MY COMMISSION EXPIRES:
Notary Public, State of Florida
My Commission Expires July 24, 1987

85/027/0867/1

This instrument prepared by
STEWART TITLE OF SARASOTA
Address 3530 WEBBER ST
SARASOTA, FL 33579
AS A NECESSARY INCIDENT TO CONDITIONS CONTAINED IN A TITLE INSURANCE COMMITMENT ISSUED BY IT

Southeast Bank

EXHIBIT 344

Sarasota County Tax Collector

generated on 6/11/2019 3:50:39 PM EDT

Tax Record

Last Update: 6/11/2019 3:50:39 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061070098	REAL ESTATE	2018

Mailing Address
MESSICK ROBERT E
MESSICK MICHELLE S
3441 E FOREST LAKE DR
SARASOTA FL 34232-4711

Property Address
3441 FOREST LAKE DR E 001

Old Account Number
0061-07-0098

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3441 FOREST LAKE DR E BEG NW COR LOT 10 BLK 4 TH S 255.6 FT TH E 324.7 FT TH N 11-47 W 240.06 FT TH W 238.02 FT TH N 60-00 W 41.20 FT TO POB LESS A 5 FT STRIP OF LAND ALG E S & W SIDES OF ABOVE DESC PROP ALL BEING PART OF LOT 10 BLK 4 PHILLIPPI CREEK FARMS SUBJ TO

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	309,471	50,000	$259,471	$833.94
Bonds-Debt Service	0.1222	309,471	50,000	$259,471	$31.71
Mosquito Control	0.0550	309,471	50,000	$259,471	$14.27
Sarasota Memorial Hospital	1.0420	309,471	50,000	$259,471	$270.37
SW FL Water Management Dist.	0.2955	309,471	50,000	$259,471	$76.67
West Coast Inland Navigation	0.0394	309,471	50,000	$259,471	$10.22
Sarasota School Board					
School District Fund	5.5030	309,471	25,000	$284,471	$1,565.44
School Capital Impr	1.5000	309,471	25,000	$284,471	$426.71
Emergency Medical Services	0.6600	309,471	50,000	$259,471	$171.25

Total Millage	12.4311	Total Taxes	$3,400.58

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$247.24
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
L065	Lighting-Old Forest Lakes	$46.49
W056	Stormwater Utility	$151.94

Total Assessments	$770.15

Taxes & Assessments	$4,170.73

If Paid By	Amount Due

EXHIBIT 344
EXHIBIT 2

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/19/2018	PAYMENT	9037928.0001	2018	$4,003.90

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 345

This instrument prepared by & return to:

Marcella M. Mika
Wilson & Mika, P.A.
397 Interstate Boulevard
Sarasota, Florida 34240

Send subsequent tax bills to:

Julie M. Morris
2014 Greendale Drive
Sarasota, FL 34232

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2008032550 1 PG
2008 MAR 10 10:23 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCOURSEY Receipt#1023096
Doc Stamp-Deed: 0.70

2008032550

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

Quit Claim Deed

This Quit Claim Deed made on this 6th day of March 2008, by John G. Morris, Jr., a single man, of 1066 Linden Road, Venice, FL 34293, Grantor, to Julie Morris, a single woman, of 2014 Greendale Drive, Sarasota, FL 34232, Grantee.

That the Grantor does hereby remise, release, and quit-claim unto the Grantee forever, all the right, title, interest, claim, and demand which the Grantor has in and to the following described real property located in the County of Sarasota, State of Florida, more fully described as follows:

> Lot 977, SARASOTA SPRINGS, UNIT NO. 9, according to the Plat thereof as recorded in Plat Book 8, Page 24, of the Public Records of Sarasota County, Florida.

Parcel ID #0060-03-0050

This Quit Claim Deed is made pursuant to a Final Judgment of Dissolution of Marriage entered into on March 14, 2007, by the parties.

Subject to restrictions, reservations and easements of record, if any.

To Have and to Hold the same together with all the tenements, hereditaments, and the appurtenances thereunto belonging or in any anywise appertaining to the land, and all the estate, right, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, which is necessary and proper of the Grantee.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.071 Florida Statutes.

NO REVIEW OR EXAMINATION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN MADE BY MARCELLA M. MIKA, ESQ., OR THE FIRM OF WILSON, MIKA & HAWK, P.A. , AND THE DESCRIPTION WAS DERIVED WITHOUT A CURRENT SURVEY AND NO SUCH OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY SUCH INDIVIDUAL OR FIRM AS TO THE ACCURACY OF SAID DESCRIPTION OR OF THE CURRENT STATUS OF TITLE.

In witness whereof, the Grantor has executed this Deed on the date first above written.

John G. Morris Jr. (seal)
JOHN G. MORRIS, JR.

Signed, sealed and delivered in our presence:

Marcella M. Mika

Kay W. Booker

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 6th day of March 2008, by John G. Morris, Jr., who produced a Florida Drivers License as identification and who did not take an oath.

NOTARY PUBLIC STATE OF FLORIDA
KAY W BOOKER
MY COMMISSION # DD461339
EXPIRES: Aug. 14, 2009
(407) 398-0153 Florida Notary Service.com

Kay W. Booker
Notary Public

EXHIBIT 346

Sarasota County Tax Collector

generated on 6/24/2019 10:51:18 AM EDT

Tax Record

Last Update: 6/24/2019 10:51:19 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030050	REAL ESTATE	2018

Mailing Address
MORRIS JULIE M
2014 GREENDALE DR
SARASOTA FL 34232-3712

Property Address
2014 GREENDALE DR 001

Old Account Number
0060-03-0050

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940182

Legal Description
2014 GREENDALE DR LOT 977 SARASOTA SPRINGS UNIT 9

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	94,044	50,000	$44,044	$141.56
Bonds-Debt Service	0.1222	94,044	50,000	$44,044	$5.38
Mosquito Control	0.0550	94,044	50,000	$44,044	$2.42
Sarasota Memorial Hospital	1.0420	94,044	50,000	$44,044	$45.89
SW FL Water Management Dist.	0.2955	94,044	50,000	$44,044	$13.02
West Coast Inland Navigation	0.0394	94,044	50,000	$44,044	$1.74
Sarasota School Board					
School District Fund	5.5030	94,044	25,000	$69,044	$379.95
School Capital Impr	1.5000	94,044	25,000	$69,044	$103.56
Emergency Medical Services	0.6600	94,044	50,000	$44,044	$29.07

Total Millage	12.4311	Total Taxes	$722.59

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$119.88
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$526.26

Taxes & Assessments	$1,248.85

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	7226833.0001	2018	$1,198.90

EXHIBIT 346

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 347

5.00
1.00
610.50

030559

WARRANTY DEED
INDIVID. TO INDIVID

This Warranty Deed *Made the* 31st *day of* May *A. D.* 1989 *by*
JOHN A. PETTIT and GAIL S. PETTIT, husband and wife,

hereinafter called the grantor, to
JAMES J. NAIMAN and SUZANNE M. NAIMAN, husband and wife,

whose postoffice address is 3833 Gatewood Drive, Sarasota, FL 34232,
hereinafter called the 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)

OR BOOK 002125 PAGE 002021

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* Sarasota *County, Florida, viz:*

Lot 40, Block 3, TAMARON SUBDIVISION, Unit No. 2, as per plat thereof recorded in Plat Book 24, Pages 11, 11-A and 11-B, of the Public Records of Sarasota County, Florida.

Subject to valid easements, restrictions, limitations and reservations of record. This shall not serve to impose any restrictions, etc. previously abandoned or terminated.

Documentary Tax Pd.$ 610.50
Intangible Tax Pd.$
Karen E. Rushing, Clerk Sarasota County
By: Deputy Clerk

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1988.*

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Noretta M. Guillinan
[illegible]

John A. Pettit L.S.
JOHN A. PETTIT
Gail S. Pettit L.S.
GAIL S. PETTIT

SPACE BELOW FOR RECORDERS USE

RECORDED IN OFFICIAL RECORDS
JUN 27 8 41 AM '89
KAREN E. RUSHING CLERK CIRCUIT COURT SARASOTA COUNTY, FLA.

STATE OF Florida
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
JOHN A. PETTIT and GAIL S. PETTIT, husband and wife,
to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of May, A. D. 1989.

My comm. expires: 4-28-92

[illegible]
Notary Public
ERIK A. DAHLGAARD
1800 Second Street, #959
Sarasota, FL 34236

This instrument prepared by:
Address

EXHIBIT 347
EXHIBIT 2

EXHIBIT 348

Sarasota County Tax Collector

generated on 6/11/2019 4:00:40 PM EDT

Tax Record

Last Update: 6/11/2019 4:00:39 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060045	REAL ESTATE	2018

Mailing Address
NAIMAN JAMES J
NAIMAN SUZANNE M
3833 GATEWOOD DR
SARASOTA FL 34232-3321

Property Address
3833 GATEWOOD DR 001

Old Account Number
0053-06-0045

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
DX 33824
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3833 GATEWOOD DR LOT 40 BLK 3 TAMARON UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	151,079	83,824	$67,255	$216.16
Bonds-Debt Service	0.1222	151,079	83,824	$67,255	$8.22
Mosquito Control	0.0550	151,079	83,824	$67,255	$3.70
Sarasota Memorial Hospital	1.0420	151,079	83,824	$67,255	$70.08
SW FL Water Management Dist.	0.2955	151,079	83,824	$67,255	$19.87
West Coast Inland Navigation	0.0394	151,079	83,824	$67,255	$2.65
Sarasota School Board					
School District Fund	5.5030	151,079	66,324	$84,755	$466.41
School Capital Impr	1.5000	151,079	66,324	$84,755	$127.13
Emergency Medical Services	0.6600	151,079	83,824	$67,255	$44.39

Total Millage	12.4311	Total Taxes	$958.61

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$145.04
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$395.17

Taxes & Assessments	$1,353.78

If Paid By	Amount Due
	$0.00

EXHIBIT 348
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9074957.0001	2018	$1,299.63

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 349

90057067

600
342.10

THIS WARRANTY DEED Made the 24 day of May A.D., 1990 by KENNETH L. SOLOMON, a remarried widower of JEANNETTE SOLOMON, deceased hereinafter called the grantor, to ----------

FRANK A. WOLK, a single man and GINA M. BONSALL, a single woman, as tenants in common whose postoffice address is 2762 Nancy Street , Sarasota, Florida 34237 hereinafter called the 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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, here by grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 113, PAVER PARK ESTATES, Second Addition, as per plat thereof recorded in Plat Book 7, Page 95, of the Public Records of Sarasota County, Florida.

Subject to that certain mortgage executed by KENNETH L. SOLOMON AND JEANNETTE SOLOMON, husband and wife in favor of AMERIFIRST MORTGAGE CORPORATION dated February 9, 1987 and contained in Official Records Book 1923, Page 0654 securing the original principal amount of $53,500.00 as assigned to AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION as contained in Official Records Book 1923, Page 0658 and reassigned to SOUTHEAST MORTGAGE COMPANY as contained in Official Records Book 2023, Page 2521, all of the Public Records of Sarasota County, Florida. Said mortgage which the grantee herein, by acceptance hereof, does hereby assume and agree to pay. Said mortgage has an approximate outstanding balance of $52,049.98. Grantor Specifically warrants that the above described property does not constitute his homestead nor is it contiguous thereto.

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 warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1989, easements, restrictions and reservation of record, if any.

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

Signed and sealed in our presence:

Jessica Mayberry

Jill A. Fortner

Kenneth L. Solomon (SEAL)
Kenneth L. Solomon

(SEAL)

TRANS NUM:00029048
DOC STAMPS PD: $342.10
INTANG. TAX PD: $.00
KAREN E. RUSHING SARASOTA CO.
BY: D.C.

STATE OF Florida

COUNTY OF Sarasota

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared KENNETH L. SOLOMON, a remarried widower of JEANNETTE SOLOMON, deceased to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 24 day of May , A.D., 1990.

Jill A. Fortner
Notary Public

My commission expires:

RECORDED IN OFFICIAL RECORDS
RECORDED AS PRESENTED
MAY 24 11 PM '90
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.

This instrument prepared by Jill A. Fortner
FLORIDA UNIVERSAL TITLE, INC.
2800 Bahia Vista, Suite 200
Sarasota, Florida 34239
9005003

√025

Record and return to: FLORIDA UNIVERSAL TITLE, INC.

** OFFICIAL RECORDS **
BOOK 2214 PAGE 1708

EXHIBIT 349

EXHIBIT 350

Sarasota County Tax Collector

generated on 6/19/2019 12:35:42 PM EDT

Tax Record

Last Update: 6/19/2019 12:35:43 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029160066	REAL ESTATE	2018

Mailing Address
WOLK FRANK A
BONSALL GINA M
2762 NANCY ST
SARASOTA FL 34237-7622

Property Address
2762 NANCY ST 002

Old Account Number
2029-16-0066

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0200

Escrow Code
940191

Legal Description
2762 NANCY ST LOT 113 PAVER PARK ESTATES SECOND ADD

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	86,423	50,000	$36,423	$117.06
Bonds-Debt Service	0.1222	86,423	50,000	$36,423	$4.45
Mosquito Control	0.0550	86,423	50,000	$36,423	$2.00
Sarasota Memorial Hospital	1.0420	86,423	50,000	$36,423	$37.95
SW FL Water Management Dist.	0.2955	86,423	50,000	$36,423	$10.76
West Coast Inland Navigation	0.0394	86,423	50,000	$36,423	$1.44
Sarasota School Board					
School District Fund	5.5030	86,423	25,000	$61,423	$338.01
School Capital Impr	1.5000	86,423	25,000	$61,423	$92.13
City of Sarasota	3.2632	86,423	50,000	$36,423	$118.86
City of Sarasota Debt Service	0.2518	86,423	50,000	$36,423	$9.17
Emergency Medical Services	0.6600	86,423	50,000	$36,423	$24.04

Total Millage	15.9461	Total Taxes	$755.87

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$138.54
W156	Stormwater Utility	$90.65

Total Assessments	$229.19

Taxes & Assessments	$985.06

If Paid By	Amount Due
	$0.00

EXHIBIT 350
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7242973.0001	2018	$945.66

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 350

OFF. REC. 1307 PG 1354

930608

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM D1

This Warranty Deed *Made the* 17 *day of* May *A. D.* 1979 *by*

Richard S. Degon and Karen Degon, husband and wife

hereinafter called the grantor, to

James L. Yarbrough, Jr. and Linda A. Yarbrough

whose postoffice address is 3702 Radnor Place, Sarasota, Florida 33582
hereinafter called the 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* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* Sarasota *County, Florida, viz:*

Lot 7, Block C, Spring Lakes Subdivision, as per Plat thereof recorded in Plat Book 8, page 19 of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 19 78.

SARASOTA COUNTY 226850
STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT OF REVENUE P.B. 11054 MAY 23 79 102.90
FLORIDA P.B. 10826 DOCUMENTARY SURTAX 37.40

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Mary Frances Williams
Della Williamson

Richard S. Degon (L.S.)
Richard S. Degon

Karen Degon (L.S.)
Karen Degon

(L.S.)

(L.S.)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Richard S. Degon and Karen Degon, husband and wife

to me known to be the person S described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of May, A. D. 19 79

Della Williamson

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 12 1982
BONDED THRU GENERAL INS. UNDERWRITERS

SPACE BELOW FOR RECORDERS USE

FILED AND RECORDED
R. H. HARRELL, CLERK
ESCAMBIA COUNTY, FLA.

MAY 23 2 41 PM '79

930608

OFF. REC. 1307 PG 1354

This Instrument prepared by:
St. Paul Title Insurance Corporation
3830 Bee Ridge Rd., Suite 260
Sarasota, Florida 33583
CB Rice C-0100

EXHIBIT 350
EXHIBIT 2

EXHIBIT 351

Sarasota County Tax Collector

generated on 6/13/2019 11:56:54 AM EDT

Tax Record

Last Update: 6/13/2019 11:56:55 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061150016	REAL ESTATE	2018

Mailing Address
YARBROUGH LINDA A
3702 RADNOR PL
SARASOTA FL 34232-5043

Property Address
3702 RADNOR PL 001

Old Account Number
0061-15-0016

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 2757
WX 500

Millage Code
0100

Escrow Code
940022

Legal Description
3702 RADNOR PL LOT 7 BLK C SPRING LAKE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	52,757	28,257	$24,500	$78.74
Bonds-Debt Service	0.1222	52,757	28,257	$24,500	$2.99
Mosquito Control	0.0550	52,757	28,257	$24,500	$1.35
Sarasota Memorial Hospital	1.0420	52,757	28,257	$24,500	$25.53
SW FL Water Management Dist.	0.2955	52,757	28,257	$24,500	$7.24
West Coast Inland Navigation	0.0394	52,757	28,257	$24,500	$0.97
Sarasota School Board					
School District Fund	5.5030	52,757	25,500	$27,257	$149.99
School Capital Impr	1.5000	52,757	25,500	$27,257	$40.89
Emergency Medical Services	0.6600	52,757	28,257	$24,500	$16.17

Total Millage	12.4311	Total Taxes	$323.87

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$86.68
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$493.06
Taxes & Assessments	$816.93

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 351

11/28/2018	PAYMENT	7265395.0001	2018	$784.25

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 352

(2)

Prepared by:
John J. Shea, Esq.
Barnes Walker, Goethe, Hoonhout,
Perron, & Shea, PLLC
1776 Ringling Blvd.
Sarasota, Florida 34236
PREPARED WITHOUT TITLE EXAMINATION
File Number: 71096.000
Parcel ID Number: 0060110084
Recording: $10.00
Documentary Stamps: $.70

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018136891 1 PG(S)
October 17, 2018 09:57:46 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $0.70

Corrective Quitclaim Deed

THIS QUITCLAIM DEED IS BEING EXECUTED AND RECORDED TO CORRECT THE LEGAL DESCRIPTION, MISSING MARITAL STATUS AND TRUST ESTABLISHMENT DATE DESCRIBED IN QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2017029347 OF THE PUBLIC RECORDS OF SARASOTA COUNTY

Made this 10th day of October, 2018 by **JOY BAILEY, A/K/A JOY S. BAILEY, AND DAVID R. BAILEY, husband and wife, Individually and as Trustees of The Bailey Family Revocable Trust dated November 20, 2015,** whose address is 2301 Mystic Drive, Sarasota, FL 34232 (**"Grantor"**), to **JOY S. BAILEY AND DAVID R. BAILEY, as Trustees of The Joy S. Bailey and David R. Bailey Revocable Trust dated November 20, 2015, as amended, A/K/A The Bailey Family Revocable Trust dated November 20, 2015,** ***with full power and authority under the Trust to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, consistent with Florida Statutes 689.071,*** whose address is 2301 Mystic Drive, Sarasota, FL 34232 ("**Grantee**"):

(Whenever used herein the term "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)

Grantor, for and in consideration of the sum of Ten Dollars ($10.00) paid to Grantor by Grantee, receipt of which is hereby acknowledged, grants, bargains and quitclaims to Grantee, and Grantee's heirs, successors and assigns forever, the real property in Sarasota County, Florida, described as follows:

LOT 959, SARASOTA SPRINGS, UNIT NO. 9, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 24, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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, for the use, benefit and profit of said Grantee forever.

In Witness Whereof, Grantor has caused these presents to be executed and seal(s) to be affixed the day and year first above written.

Signed, sealed and delivered in our presence:

Jennie Aucoin
Witness #1 Printed Name Jennie Aucoin

John J. Shea
Witness #2 Printed Name John J. Shea

By _____
Joy Bailey, A/K/A Joy S. Bailey, Individually and as Trustee of The Bailey Family Revocable Trust dated November 20, 2015

By _____
David R. Bailey, Individually and as Trustee of The Bailey Family Revocable Trust dated November 20, 2015

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 10th day of October, 2018, by Joy Bailey, A/K/A Joy S. Bailey, Individually and as Trustee of The Bailey Family Revocable Trust dated November 20, 2015and David R. Bailey, Individually and as Trustee of The Bailey Family Revocable Trust dated November 20, 2015, who are personally known to me or who have produced _____ as identification, on behalf of the company.

JOHN J. SHEA
MY COMMISSION # FF 242637
EXPIRES: July 15, 2019
Bonded Thru Notary Public Underwriters

Notary Public John J. Shea
Print Name: _____
My Commission Expires: _____

EXHIBIT 353

Sarasota County Tax Collector

generated on 6/26/2019 10:54:22 AM EDT

Tax Record

Last Update: 6/26/2019 10:54:23 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110084	REAL ESTATE	2018

Mailing Address
JOY S BAILEY AND DAVID R BAILE
2301 MYSTIC DR
SARASOTA FL 34232-3839

Property Address
2346 GREENDALE DR 001

Old Account Number
0060-11-0084

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
2346 GREENDALE DR LOT 959 SARASOTA SPRINGS UNIT 9

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	142,789	0	$142,789	$458.92
Bonds-Debt Service	0.1222	142,789	0	$142,789	$17.45
Mosquito Control	0.0550	142,789	0	$142,789	$7.85
Sarasota Memorial Hospital	1.0420	142,789	0	$142,789	$148.79
SW FL Water Management Dist.	0.2955	142,789	0	$142,789	$42.19
West Coast Inland Navigation	0.0394	142,789	0	$142,789	$5.63
Sarasota School Board					
School District Fund	5.5030	161,000	0	$161,000	$885.99
School Capital Impr	1.5000	161,000	0	$161,000	$241.50
Emergency Medical Services	0.6600	142,789	0	$142,789	$94.24

Total Millage	12.4311	Total Taxes	$1,902.56

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$102.05
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$508.43
Taxes & Assessments	$2,410.99

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	9065698.0001	2018	$2,314.55

EXHIBIT 353
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 354

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016106093 1 PG(S)
August 25, 2016 03:06:42 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared by and mail recorded deed and tax statement to:
Vinton & Dianne Trefz
1816 Springwood Dr.
Sarasota, FL 34232

QUITCLAIM DEED

THIS INDENTURE, executed this 23rd day of Aug. 2016, by **Vinton Trefz and Dianne Trefz, husband and wife,** herein after called the **Grantor(s)**, hereby remise(s), release(s) and forever quitclaim(s) all interest (100%) to **The Trefz Living Trust, UTD** 8-23-2016, **Vinton Trefz and Dianne Trefz, as Trustee(s)**, whose Post office address is: **1816 Springwood Dr., Sarasota, FL 34232**, herein after called the **Grantee(s). The Trustee (Grantee) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (and any Successor Trustee of the trust) shall have all of the powers set forth in Sections 689.071 and 737.402, Florida Statutes.**

WITNESSETH

That the said Grantor, for and in consideration of the sum of ten dollars ($10.00) in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto said Grantee and Grantee's heirs, successors forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the county of **Sarasota,** State of **Florida**, to wit:

Lot 66, Block 3, TAMARON UNIT NO. 3, according to the Map or Plat thereof as recorded in Plat Book 25, Page 5, of the Public Records of Sarasota County, Florida.

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Print: Linda E. Dorman

Print: Lisa Durden

Vinton Trefz, **Grantor;**

Dianne Trefz, **Grantor;**.

STATE OF FLORIDA
COUNTY OF SARASOTA

This foregoing instrument was acknowledged before me on this 23 day of Aug., 2016, by **Vinton Trefz and Dianne Trefz**, who are either personally known to me or who produced FL D.L. as identification.
My commission Expires:

NOTARY PUBLIC

Print Name

JULIE M. JEFFERSON
MY COMMISSION # FF919671
EXPIRES: October 21, 2019

EXHIBIT 355

Sarasota County Tax Collector

generated on 6/27/2019 3:42:51 PM EDT

Tax Record

Last Update: 6/27/2019 3:42:51 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140032	REAL ESTATE	2018

Mailing Address
TREFZ LIVING TRUST
TREFZ VINTON (TTEE)
TREFZ DIANNE (TTEE)
1816 SPRINGWOOD DR
SARASOTA FL 34232-3353

Property Address
1816 SPRINGWOOD DR 001

Old Account Number
0053-14-0032

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
1816 SPRINGWOOD DR LOT 66 BLK 3 TAMARON UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	126,727	50,000	$76,727	$246.60
Bonds-Debt Service	0.1222	126,727	50,000	$76,727	$9.38
Mosquito Control	0.0550	126,727	50,000	$76,727	$4.22
Sarasota Memorial Hospital	1.0420	126,727	50,000	$76,727	$79.95
SW FL Water Management Dist.	0.2955	126,727	50,000	$76,727	$22.67
West Coast Inland Navigation	0.0394	126,727	50,000	$76,727	$3.02
Sarasota School Board					
School District Fund	5.5030	126,727	25,000	$101,727	$559.80
School Capital Impr	1.5000	126,727	25,000	$101,727	$152.59
Emergency Medical Services	0.6600	126,727	50,000	$76,727	$50.64

Total Millage	12.4311	Total Taxes	$1,128.87

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$166.99
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

Total Assessments	$478.41

Taxes & Assessments	$1,607.28

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 355

11/20/2018	PAYMENT	9046112.0001	2018	$1,542.99

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 356

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998130381 2 PGS
1998 SEP 30 02:45 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
FMILLER Receipt#038018
Doc Stamp-Deed: 0.70

THIS INSTRUMENT PREPARED WITHOUT
EXAMINATION OF TITLE BY
STEPHEN B. KEYSER, ESQ.
FERGESON SKIPPER, SHAW, KEYSER
BARON & TIRABASSI, P.A.
PO BOX 3018, SARASOTA, FL 34230
FILE NO.5556/1200

121

1998130381

Doc. Stamps: $ .70
Recording: $10.50

UNDERLYING PARCEL ID #0052-03-0030

Grantee #1 Tax ID #_____
Grantee #2 Tax ID #_____

QUIT CLAIM DEED

This Quit Claim Deed is made by **WOODLANDS PARK DEVELOPMENT, LTD., a Florida Limited Partnership,** herein called "Grantor," whose address is c/o P.O. Box 3018, Sarasota, FL 34230, to **THE OAKS AT WOODLAND PARK HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation,** whose address is c/o P.o. Box 3018, Sarasota, FL 34230 herein called "Grantee." (The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

Grantor, in consideration of $10.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby quit claims unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the following described real property in Sarasota County, Florida:

TRACTS A AND B OF THE OAKS AT WOODLAND PARK PHASE I AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 11 - 11D, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

AND

TRACT A OF THE OAKS AT WOODLAND PARK PHASE II AS PER PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGES 32 - 32B, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all appurtenances, estate, right, title, interest and claim whatsoever of the Grantor, either in law or in equity, to the proper use, benefit and behalf of the Grantee and Grantee's assigns

OFFICIAL RECORDS INSTRUMENT # 1998130381 2 pgs

forever.

Executed on Sept. 28th, 1998.

WITNESSES:

Gregory A. Mayer
Name: Gregory A. Mayer

Cathryn Biel
Name: CATHRYN BIEL

WOODLANDS PARK DEVELOPMENT, LTD.
a Florida Limited Partnership
BY: WOODLANDS OF SARASOTA, INC.
a Florida Corporation
General Partner

BY Richard Couch.
RICHARD COUCH, President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me on Sept. 28, 1998, by RICHARD COUCH, as President of WOODLANDS OF SARASOTA, INC., a Florida Corporation, on behalf of the corporation, as General Partner of WOODLANDS PARK DEVELOPMENT, LTD., a Florida Limited Partnership who is personally known to me ~~or who has produced _____ as identification~~.

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
TERRI J HENDRICKS
COMMISSION NUMBER
CC504647
MY COMMISSION EXP.
OCT. 23,1999

Terri J. Hendricks
Name: TERRI J. HENDRICKS
Notary Public
Serial Number (if any) CC504647
Commission Expiration Date 10/23/99

(Rv11/92)\RFORMS\409_1
F:\USERS\JDM\DOCCL\3BCF_1 154671

EXHIBIT 357

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016148745 2 PG(S)
12/2/2016 11:19 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2052579

Doc Stamp-Deed: $1,309.00

Prepared by:
Cornerstone Title
Jeffrey Schwartz
8210 Lakewood Ranch Blvd, Suite A
Lakewood Ranch, FL 34202
incidental to the issuance of a title insurance policy
File No.: LRK16-26648

GENERAL WARRANTY DEED

Made this November 30, 2016. A.D. by Jeffrey A. Kaiser, a married person and Marshall Pepe, a married person, whose address is: 7220 Proctor Road, Sarasota, FL 34241 hereinafter called the grantor, to Carole M. Bowns, a single person, whose post office address is: 2301 Ingram Ave, Sarasota,, FL 34232, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

The North 1/2 of Lot 24, All of Lot 25, Block E, Orange Grove Park, according to the plat thereof, recorded in Plat Book 7, Page 1, of the Public Records of Sarasota County, Florida.

Parcel ID No.: 0060060069

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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 whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016

Prepared by:
Cornerstone Title
Jeffrey Schwartz
8210 Lakewood Ranch Blvd, Suite A
Lakewood Ranch, FL 34202
incidental to the issuance of a title insurance policy
File No.: LRK16-26648

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Witness Printed Name: Jeffrey Schwartz

Witness Printed Name: Tracie Roberts

Jeffrey A. Kaiser

Marshall Pepe

Address:
7220 Proctor Road
Sarasota, FL 34241

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 22 of Nov, 2016, by Jeffrey A. Kaiser and Marshall Pepe, who is/are personally known to me or who has produced a valid driver's license as identification.

Notary Public

My Commission Expires: _____

(SEAL)

JEFFREY A. SCHWARTZ
MY COMMISSION # FF 233334
EXPIRES: May 20, 2019
Bonded Thru Notary Public Underwriters

EXHIBIT 358

Sarasota County Tax Collector

generated on 7/8/2019 12:18:16 PM EDT

Tax Record

Last Update: 7/8/2019 12:18:16 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060060069	REAL ESTATE	2018

Mailing Address
BOWNS CAROLE M
2301 INGRAM AVE
SARASOTA FL 34232

Property Address
2301 INGRAM AVE 001

Old Account Number
0060-06-0069

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
940053

Legal Description
2301 INGRAM AVE N 1/2 OF LOT 24 & ALL OF LOT 25 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	147,000	0	$147,000	$472.46
Bonds-Debt Service	0.1222	147,000	0	$147,000	$17.96
Mosquito Control	0.0550	147,000	0	$147,000	$8.09
Sarasota Memorial Hospital	1.0420	147,000	0	$147,000	$153.17
SW FL Water Management Dist.	0.2955	147,000	0	$147,000	$43.44
West Coast Inland Navigation	0.0394	147,000	0	$147,000	$5.79
Sarasota School Board					
School District Fund	5.5030	147,000	0	$147,000	$808.95
School Capital Impr	1.5000	147,000	0	$147,000	$220.50
Emergency Medical Services	0.6600	147,000	0	$147,000	$97.02

Total Millage	12.4311	Total Taxes	$1,827.38

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$107.79
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$514.17
Taxes & Assessments	$2,341.55

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	7233628.0001	2018	$2,247.89

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 359

Return to: (enclose self-addressed stamped envelope)

Name: Metropolitan Title & Guaranty Co

#436

Address: 1819 Main Street, #402
Sarasota, FL 34236

This Instrument Prepared by: Metropolitan Title & Guaranty
Barbara Prohm
98-10-0527

Address: 1819 Main Street, #402
Sarasota, FL 34236

Property Appraiser Parcel Identification (Folio) Number(s):
0071-08-0027

Grantee(s) S.S.#(s)

WARRANTY DEED
(FROM CORPORATION)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999027956 1 PG
1999 MAR 01 06:50 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCOURSEY Receipt#081571

Doc Stamp-Deed: 311.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made and executed the 26th day of February A.D. 19 99 by Wen Chung & Associates, Inc., a Florida corporation, a corporation existing under the laws of Florida, and having its principal place of business at hereinafter called the grantor, to Bradley S. Anderson and Susan B. Anderson, husband and wife whose postoffice address is 4576 Iola Drive Sarasota, FL 34231 hereinafter called the 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)

Witnesseth: That the grantor, for and in consideration of the sum of $ 10.00 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 Sarasota County, Florida, viz:

Lot 16, McINTOSH LAKE, according to the plat thereof, as recorded in Plat Book 36, Pages 25 and 25A, Public Records of Sarasota County, Florida.

1999027956

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1999 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: _____

Wen Chung & Associates, Inc., a Florida corporation

Signed, sealed and delivered in the presence of:

Marcia Heuser

Marcia Heuser

Carol Gaeto

Carol Gaeto

By _____
Wen Chung

STATE OF Florida
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Wen Chung

(identified by Drivers License , being duly sworn and) who did not take an oath
well known to me to be the President respectively of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of February , A.D. 19 99

My Commission Expires:

MARCIA HEUSER
MY COMMISSION # CC 609887
EXPIRES: June 23, 1999
Bonded Thru Notary Public Underwriters

Marcia Heuser

DCFL03W

EXHIBIT 360

Sarasota County Tax Collector

generated on 7/15/2019 10:58:39 AM EDT

Tax Record

Last Update: 7/15/2019 10:58:38 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071080027	REAL ESTATE	2018

Mailing Address
ANDERSON BRADLEY S
ANDERSON SUSAN B
4456 GOLDEN LAKE DR
SARASOTA FL 34233-1978

Property Address
4456 GOLDEN LAKE DR 001

Old Account Number
0071-08-0027

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940166

Legal Description
4456 GOLDEN LAKE DR LOT 16 MCINTOSH LAKE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	242,401	50,000	$192,401	$618.38
Bonds-Debt Service	0.1222	242,401	50,000	$192,401	$23.51
Mosquito Control	0.0550	242,401	50,000	$192,401	$10.58
Sarasota Memorial Hospital	1.0420	242,401	50,000	$192,401	$200.48
SW FL Water Management Dist.	0.2955	242,401	50,000	$192,401	$56.85
West Coast Inland Navigation	0.0394	242,401	50,000	$192,401	$7.58
Sarasota School Board					
School District Fund	5.5030	242,401	25,000	$217,401	$1,196.36
School Capital Impr	1.5000	242,401	25,000	$217,401	$326.10
Emergency Medical Services	0.6600	242,401	50,000	$192,401	$126.98

Total Millage	12.4311	Total Taxes	$2,566.82

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$194.25
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$400.61
Taxes & Assessments	$2,967.43

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 360
EXHIBIT 2

11/28/2018	PAYMENT	7261504.0001	2018	$2,848.73

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 361

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014010126 1 PG
2014 JAN 28 12:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#1705347
Doc Stamp-Deed: 1,697.50

This instrument prepared by:
Desjarlais Title Company
2750 Stickney Point Road, Suite 201
Sarasota, Florida 34231
incidental to the issuance of a title insurance policy

Tax Parcel ID: 0053030036
Documentary Stamps Paid: $1,697.50

[space above this line for recording]

2014010126

Special Warranty Deed

(Corporate)

This Indenture, made January 21, 2014, between **Raymond James Trust Company, Successor Trustee of The Sara A. Stalnaker Trust Agreement dated April 9, 2002**, with full power and authority to manage and dispose of the real property conveyed, herein called Grantor, whose post address is P.O. Box 14407, St Petersburg, FL 3373, and **Donna M. Perkins, an Unmarried Woman**, herein called Grantee, whose post office address is 3853 Gatewood Drive, Sarasota FL 34232

Witnesseth:

That the said party of the first part, for and in consideration of the sum of $10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

Lot 35, Block 3, TAMARON, UNIT NO. 1, according to the plat thereof, as recorded in Plat Book 23, Pages 34, 34A and 34B, of the Public Records of SARASOTA County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrict prohibitions imposed by governmental authorities, if any,

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 the said GRANTOR.

Dated on January 21, 2014.

Signed, sealed and delivered in the presence of:

Witness Sign: K S Apd

Witness Print: Karen S Apodaca

Witness Sign: Stacey M. McIntuff

Witness Print: Stacey M. McIntuff

The Sara A. Stalnaker Trust Agreement dated April 9, 2002

Raymond James Trust Co. Successor Tr. by Carol S Kirst

as VP of Raymond James Trust Company; Successor Trustee

[space below this line for acknowledgments]

STATE OF FLORIDA

COUNTY OF ~~SARASOTA~~ Pinellas

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me on January 21st, 2014, by Carol S Kirst as VP of Raymond James Trust Company; Successor Trustee The Sara A. Stalnaker Trust Agreement dated April 9, 2002, ☐ who is/are personally known to me or ☐ who produced a Florida Driver's License as identification.

KATHI YOUNG
Commission # DD 950521
Expires April 21, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

(Notarial Seal)

NOTARY PUBLIC:

Kathi Young

State of Florida at Large
My commission expires:
My commission number is:

EXHIBIT 361
EXHIBIT 2

EXHIBIT 362

SARASOTA COUNTY TAXING AUTHORITIES
2018 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

DO NOT PAY
THIS IS NOT A BILL

ACCOUNT #: 0053030036 **Duplicate**

SITE ADDRESS:
3853 GATEWOOD DR

PERKINS DONNA M
3853 GATEWOOD DR
SARASOTA,FL 34232-3321

EVACUATION LEVEL: D

LOCATION DESCRIPTION:
LOT 35 BLK 3 TAMARON UNIT 1

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	PRIOR YEAR TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR		CURRENT YEAR TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Sarasota County	171,764	3.2128	551.84	176,421	3.0589	539.65	3.2140	567.02
County Debt	171,764	0.1317	22.62	176,421	0.1317	23.23	0.1222	21.56
County Mosquito	171,764	0.0467	8.02	176,421	0.0444	7.83	0.0550	9.70
County Hospital Bd	171,764	1.0420	178.98	176,421	0.9914	174.90	1.0420	183.83
SWFWMD-Dist	171,764	0.3131	53.78	176,421	0.2955	52.13	0.2955	52.13
WCIND	171,764	0.0394	6.77	176,421	0.0377	6.65	0.0394	6.95
Public Schools:								
SB State Law	196,764	3.9610	779.38	201,421	3.7861	762.60	3.7550	756.34
SB Local Board	196,764	3.2480	639.09	201,421	3.1046	625.33	3.2480	654.22
Sarasota EMS	171,764	0.6600	113.36	176,421	0.6281	110.81	0.6600	116.44
AD-VALOREM TOTALS		12.6547	2,353.84		12.0784	2,303.13	12.4311	2,368.19

PROPERTY APPRAISER VALUE INFORMATION

RESIDENTIAL	APPLIES TO	PRIOR VALUE	CURRENT VALUE
MARKET VALUE		251,200	259,600
ASSESSED VALUE	ALL TAXES	221,764	226,421
ASSESSED VALUE	NON-SCHOOL TAXES	221,764	226,421
APPLIED ASSESSMENT REDUCTION	**APPLIES TO**	**PRIOR VALUE**	**CURRENT VALUE**
SAVE OUR HOMES BENEFIT	ALL TAXES	29,436	33,179
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	**APPLIES TO**	**PRIOR VALUE**	**CURRENT VALUE**
FIRST HOMESTEAD	ALL TAXES	25,000	25,000
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	25,000	25,000
LIMITED INCOME SENIOR	ALL COUNTY TAXES	0	0
LIMITED INCOME SENIOR	ALL CITY TAXES	0	0
HISTORIC	COUNTY OPERATING	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, or if you are entitled to an exemption or classification that is not reflected, contact one of the Sarasota County Property Appraiser offices below:

2001 Adams Lane • Sarasota, FL • 34237
4000 S. Tamiami Trail • Venice, FL • 34293
Customer Service (941) 861-8200

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at www.SC-PA.com. Petitions must be filed with the Clerk to the Value Adjustment Board or at www.SarasotaClerk.com.

Petitions must be filed on or before
September 11, 2018

IMPORTANT
See reverse side for Non-Ad Valorem Assessments scheduled to appear on your final tax bill.

REV. 2018-05

EXHIBIT 362
EXHIBIT 2

EXHIBIT 363

6.0
875.00

Return to: 1113
ISLAND TITLE SERVICES INC
2426 BEE RIDGE RD
SARASOTA FL 34239
PH 941 922 8050

THIS INSTRUMENT PREPARED BY AND RETURN TO
PATRICIA A. MARSHALL
Island Title Services
2426 BEE RIDGE ROAD, SUITE D
SARASOTA, FLORIDA 34239

2002042917

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002042917 1 PG
2002 MAR 15 06:11 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#147538
Doc Stamp-Deed: 875.00

Property Appraisers Parcel Identification (Folio) Numbers
0052-12-0023
Grantees SS #s [redacted]

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **6th** day of **February, A.D. 2002** by **DAVID RUTH, A SINGLE MAN, and DARLENE RUTH, A SINGLE WOMAN**, herein called the grantors, to **DEBRA I. PRUETT and WILLIAM B. PRUETT, WIFE AND HUSBAND** whose post office address is **1040 HERNDON PL, SARASOTA, FLORIDA 34232**, hereinafter called the Grantees

(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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10 00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in SARASOTA County, State of Florida, viz

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF SECTION 27; THENCE EAST 964.8 FEET ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 27; THENCE NORTH 713 FEET FOR A P.O.B.; THENCE CONTINUING NORTH 100 FEET; THENCE EAST 251.38 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD AIR LINE RAILROAD; THENCE SOUTH 11 DEGREES 14' E, 101.95 FEET, THENCE WEST 275.68 FEET TO THE P.O.B.; ALL LYING AND BEING IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; SUBJECT, HOWEVER, TO A 25 FOOT EASEMENT FOR INGRESS AND EGRESS, SAID 25 FEET BEING THE WEST 25 FEET OF THE ABOVE-DESCRIBED PROPERTY.

Subject to easements, restrictions and reservations of record and to taxes for the year 2001 and thereafter.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple, that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of

Witness #1 Signature
Patricia A. Marshall
Witness #1 Printed Name

Witness #2 Signature
Shannon Stauffer
Witness #2 Printed Name

L.S.
DAVID RUTH
1015 Lillian St Venice, FL 34292

L.S.
DARLENE RUTH
P.O. Box 5962
Sarasota, FL 34277

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this **6th** day of **February, 2002** by DAVID RUTH and DARLENE RUTH who are personally known to me or have produced Driver License as identification

SEAL

PATRICIA A. MARSHALL
Notary Public, State of Florida
My Comm. Exp. Jan. 02, 2003
Comm. No. CC 796868

Notary Signature
Patricia A. Marshall
Printed Notary Signature

My Commission Expires:

File # S0397

EXHIBIT 364

Sarasota County Tax Collector

generated on 7/19/2019 12:37:23 PM EDT

Tax Record

Last Update: 7/19/2019 12:37:23 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052120023	REAL ESTATE	2018

Mailing Address
PRUETT DEBRA I
PRUETT WILLIAM B
1040 HERNDON PL
SARASOTA FL 34232-2463

Property Address
1040 HERNDON PL 001

Old Account Number
0052-12-0023

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940149

Legal Description
1040 HERNDON PL COM AT SW COR OF NW 1/4 OF SEC 27 TH E 964.8 FT ALG S LINE OF NW 1/4 OF SAID SEC TH N 713 FT FOR POB TH CONT N 100 FT TH E 251.38 FT TO WLY ROW LINE OF SAL RR TH S-11-14-E 101.95 FT TH W 275.68 FT TO POB

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	151,316	50,000	$101,316	$325.63
Bonds-Debt Service	0.1222	151,316	50,000	$101,316	$12.38
Mosquito Control	0.0550	151,316	50,000	$101,316	$5.57
Sarasota Memorial Hospital	1.0420	151,316	50,000	$101,316	$105.57
SW FL Water Management Dist.	0.2955	151,316	50,000	$101,316	$29.94
West Coast Inland Navigation	0.0394	151,316	50,000	$101,316	$3.99
Sarasota School Board					
School District Fund	5.5030	151,316	25,000	$126,316	$695.12
School Capital Impr	1.5000	151,316	25,000	$126,316	$189.47
Emergency Medical Services	0.6600	151,316	50,000	$101,316	$66.87

Total Millage	12.4311	Total Taxes	$1,434.54

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$135.47
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

Total Assessments	$446.89

Taxes & Assessments	$1,881.43

If Paid By	Amount Due
	$0.00

EXHIBIT 364
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7237843.0001	2018	$1,806.17

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 365

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2011101487 2 PGS
2011 AUG 31 11:45 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
FMILLER Receipt#1419774

Doc Stamp-Deed: 511.00

2011101487

Consideration: $73,000.00
Rec. Fees: $18.50
Doc. Stamps: $511.00

PREPARED BY AND RETURN TO:
Thomas B. Luzier, Esq.
DUNLAP & MORAN, P.A.
P. O. Box 3948
Sarasota, FL 34230-3948
(941) 366-0115

File No. 8625-4

WARRANTY DEED

GRANTOR: Sheryl A. Melendez, as Trustee of the Sheryl A. Melendez Revocable Trust u/a/d March 16, 2006;

GRANTEE: Irvin J. Spiegel and Cynthia P. Spiegel, husband and wife, whose post office address is: **2417 Novus Street, Sarasota, FL 34237**

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee and Grantee's successors and assigns forever the following described real property in **Sarasota** County, Florida:

The East 1/2 of Lot 2, all of Lots 3 and 4, Block A, Hudson Park, according to the plat thereof as recorded in Plat Book 1, Page 21, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Numbers of the above-described real property is: **#2034-02-0004**.

Grantor herein covenants that this property is not the homestead of Grantor, nor is it contiguous with or adjacent to the homestead of the Grantor.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful

claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

This Warranty Deed was executed on August 24, 2011.

WITNESSES:

Print Name: Barbara L. Deminico

Print Name: Thomas B. Luzier

Sheryl A. Melendez, as Trustee aforesaid
1095 Western Pine Circle
Sarasota, FL 34240

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me on August 24, 2011, by **Sheryl A. Melendez, as Trustee aforesaid.**

Personally known _____
or Produced Identification _____
Type of Identification Produced _____

THOMAS B. LUZIER
Commission DD 790655
Expires July 22, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
Print Name:
My Commission Expires:

EXHIBIT 366

Sarasota County Tax Collector

generated on 7/31/2019 10:28:32 AM EDT

Tax Record

Last Update: 7/31/2019 10:28:32 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2034020004	REAL ESTATE	2018

Mailing Address
SPIEGEL IRVIN J
SPIEGEL CYNTHIA P
2417 NOVUS ST
SARASOTA FL 34237-8101

Property Address
2417 NOVUS ST 002

Old Account Number
2034-02-0004

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0200

Escrow Code
940628

Legal Description
2417 NOVUS ST E 1/2 LOT 2 & ALL LOTS 3 & 4 BLK A HUDSON PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	101,369	50,000	$51,369	$165.10
Bonds-Debt Service	0.1222	101,369	50,000	$51,369	$6.28
Mosquito Control	0.0550	101,369	50,000	$51,369	$2.83
Sarasota Memorial Hospital	1.0420	101,369	50,000	$51,369	$53.53
SW FL Water Management Dist.	0.2955	101,369	50,000	$51,369	$15.18
West Coast Inland Navigation	0.0394	101,369	50,000	$51,369	$2.02
Sarasota School Board					
School District Fund	5.5030	101,369	25,000	$76,369	$420.26
School Capital Impr	1.5000	101,369	25,000	$76,369	$114.56
City of Sarasota	3.2632	101,369	50,000	$51,369	$167.63
City of Sarasota Debt Service	0.2518	101,369	50,000	$51,369	$12.93
Emergency Medical Services	0.6600	101,369	50,000	$51,369	$33.90

Total Millage	15.9461	Total Taxes	$994.22

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$74.16
W156	Stormwater Utility	$151.94

Total Assessments	$226.10

Taxes & Assessments	$1,220.32

If Paid By	Amount Due
	$0.00

EXHIBIT 366
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	7233516.0001	2018	$1,171.51

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 367

10.00R
2625.00ds

RECORDED IN OFFICIAL RECORDS
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2009120968 1 PG
2009 OCT 01 04:09 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#1207608
Doc Stamp-Deed: 2,625.00

2009120968

This Document Prepared By and Return to:
Juan C. Villaveces, Esquire
Shumaker, Loop & Kendrick, LLP
240 South Pineapple Avenue
Sarasota, Florida 34236

Parcel ID Number: 0052-05-0012

Warranty Deed

This Indenture, Made this 30th day of September , 2009 A.D., **Between** Michael R. Seekings, an unremarried widower

of the County of Allegheny , State of Pennsylvania , **grantor,** and Kimberly Dawn Hewitt, as Trustee for the Kimberly Dawn Hewitt Revocable Trust u/a/d the 30th day of November, 2006, as amended
whose address is: 831 Autumncrest Drive, Sarasota, FL 34232

of the County of Sarasota , State of Florida , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota State of Florida to wit:

#55774-133768
RETURN TO: SHUMAKER, LOOP & KENDRICK, LLP

Lot 39, The Oaks at Woodland Park, Phase 1, a Subdivision as per plat thereof recorded in Plat Book 38, Page(s) 11, of the Public Records of Sarasota County, Florida.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that the property is free of all encumbrances not set forth herein.

Subject to restrictions, reservations and easements of record, if any, governmental regulations, and real property taxes for the current year.

Grantee has full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.071(1)

Grantor hereby certifies that he was continuously and uninterruptedly married to Janice J. Seekings, from 8/31/2000 through 5/15/2009.

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

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

Signed, sealed and delivered in our presence:

Jennifer A.L. Hughes
Printed Name: Jennifer A.L. Hughes
Witness

Janice Bradley
Printed Name: Janice Bradley
Witness

(Seal)
Michael R. Seekings
P.O. Address: **1532 Overton Lane, Unit C, Pittsburgh, PA 15217**

JENNIFER A. L. HUGHES
MY COMMISSION # DD 847571
EXPIRES: January 24, 2012
Bonded Thru Notary Public Underwriters

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 25th day of September , 2009 by Michael R. Seekings

he is personally known to me or he has produced his driver's license as identification.

Jennifer A.L. Hughes
Printed Name: Jennifer A.L. Hughes
Notary Public
My Commission Expires:

Laser Generated by © Display Systems, Inc., 2009 (863) 763-5555 Form FLWD-1

EXHIBIT 368

Sarasota County Tax Collector

generated on 8/2/2019 2:43:09 PM EDT

Tax Record

Last Update: 8/2/2019 2:43:09 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052050012	REAL ESTATE	2018

Mailing Address
HEWITT KIMBERLY D (TTEE)
831 AUTUMNCREST DR
SARASOTA FL 34232-2487

Property Address
831 AUTUMNCREST DR 001

Old Account Number
0052-05-0012

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
831 AUTUMNCREST DR LOT 39 THE OAKS AT WOODLAND PARK PH 1

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	284,972	50,000	$234,972	$755.20
Bonds-Debt Service	0.1222	284,972	50,000	$234,972	$28.71
Mosquito Control	0.0550	284,972	50,000	$234,972	$12.92
Sarasota Memorial Hospital	1.0420	284,972	50,000	$234,972	$244.84
SW FL Water Management Dist.	0.2955	284,972	50,000	$234,972	$69.43
West Coast Inland Navigation	0.0394	284,972	50,000	$234,972	$9.26
Sarasota School Board					
School District Fund	5.5030	284,972	25,000	$259,972	$1,430.62
School Capital Impr	1.5000	284,972	25,000	$259,972	$389.96
Emergency Medical Services	0.6600	284,972	50,000	$234,972	$155.08

Total Millage	12.4311	Total Taxes	$3,096.02

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$261.29
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$77.52

Total Assessments	$498.29

Taxes & Assessments	$3,594.31

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 368
EXHIBIT 2

11/29/2018	PAYMENT	5526483.0001	2018	$3,450.54

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 369

2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017086131 2 PG(S)
July 10, 2017 03:46:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $1,722.00

Consideration: $246,000.00
Recording Fees: $18.50
Documentary Stamps: $1,722.00

Prepared by and Return To:

DUNLAP | MORAN

Ryan Featherstone, Esquire
DUNLAP & MORAN, P.A.
22 South Links Avenue, Suite 300
Sarasota, FL 34236
File No.: 17779-1

Dunlap & Moran ✓

WARRANTY DEED

This Warranty Deed is made by **Henry S. King and Anna E. King, husband and wife**, hereinafter referred to as "Grantor," to **Chad Waites,** whose address is: **2321 Ingram Avenue, Sarasota, FL 34232**, 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 conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Lots 19 and 20, Block E, Orange Grove Park, according to the Plat thereof, as recorded in Plat Book 7, Page 1, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is: 0060060074.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Dated as of the 12th day of June, 2017.

Witness No. 1:

Print: Ryan A. [illegible]
As to all Grantors

GRANTOR:

Henry S. King
Henry S. King
2858 Lower Valley Road
Parkesburg, PA 19365-1628

Witness No. 2:

Philip Grabe

Print: Philip Grabe
As to all Grantors

Anna E. King
Anna E. King
2858 Lower Valley Road
Parkesburg, PA 19365-1628

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me on June 12, 2017, by Henry S. King and Anna E. King.

Personally known ____
or Produced Identification ✓
Type of Identification Produced PA DL

Notary Public Ryan A. Featherstone
Print Name:
My Commission Expires:

EXHIBIT 370

Sarasota County Tax Collector

generated on 8/7/2019 12:19:22 PM EDT

Tax Record

Last Update: 8/7/2019 12:19:22 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060060074	REAL ESTATE	2018

Mailing Address
WAITES CHAD
604 AVENIDA DE MAYO
SARASOTA FL 34242

Property Address
2321 INGRAM AVE 001

Old Account Number
0060-06-0074

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
870009

Legal Description
2321 INGRAM AVE LOTS 19 & 20 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	235,600	0	$235,600	$757.22
Bonds-Debt Service	0.1222	235,600	0	$235,600	$28.79
Mosquito Control	0.0550	235,600	0	$235,600	$12.96
Sarasota Memorial Hospital	1.0420	235,600	0	$235,600	$245.50
SW FL Water Management Dist.	0.2955	235,600	0	$235,600	$69.62
West Coast Inland Navigation	0.0394	235,600	0	$235,600	$9.28
Sarasota School Board					
School District Fund	5.5030	235,600	0	$235,600	$1,296.51
School Capital Impr	1.5000	235,600	0	$235,600	$353.40
Emergency Medical Services	0.6600	235,600	0	$235,600	$155.50

Total Millage	12.4311	Total Taxes	$2,928.78

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$271.77
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65

Total Assessments	$686.90
Taxes & Assessments	$3,615.68

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7250718.0001	2018	$3,471.05

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 371

Prepared By: Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Ave, Suite 100
Sarasota, FL 34237
File Number: 11467
Parcel ID #: 0054-01-0030
Sales Price: $185,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017039583 2 PG(S)
3/31/2017 3:13 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2094959

WARRANTY DEED

Doc Stamp-Deed: $1,295.00

THIS WARRANTY DEED, dated March 27, 2017 by MERV BEILER, a/k/a Mervin J. Beiler, whose post office address is: 1190 Mt. Vernon Rd., Gap, PA 17527, hereinafter called the GRANTOR, to JOHN L. ALLGYER and MARY ALLGYER, husband and wife, as to a 50% interest, whose post office addresses are: 179 S. Shirk Road, New Holland, PA 17557, and LEVI LANTZ, JR. and TAMMY L. LANTZ, husband and wife, as to a 50% interest, whose post office addresses are: 212 Red Well Road, New Holland, PA 17557, hereinafter collectively called the GRANTEE: (Wherever used herein the terms "Grantor" and "Grantee" include all 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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Sarasota County, Florida, viz:

The North 105 feet of the following described property: Begin at the Northwest corner of Lot 116, First Addition to Oak Shores, recorded in Plat Book 8, Pages 29 and 29A, of the Public Records of Sarasota County, Florida; thence North 89°58' West, 50 feet; then North 210 feet; thence South 89°58' East, 275 feet, more or less, to shore of Canal B; thence Southerly along the Shoreline of Canal B to the North line of said Lot 116; thence North 89°58' West, 160 feet, more or less, to the Point of Beginning. Less the West 25 feet for road assessment. Lying and being in the NE 1/4 of Section 28, Township 36 South, Range 18 East, Sarasota County, Florida.
Together with a perpetual non-exclusive for ingress and egress over the West 25 feet of the following described parcel of land: Begin at the Northwest corner of Lot 116, First Addition to Oak Shores, as per Plat Book 8, Pages 29 and 29A, of the Public Records of Sarasota County, Florida; thence North 89°58' West, 50 feet; thence North 210 feet, thence South 89°58'East, 275 feet, more or less, to the shore of Canal B; thence Southerly along the shoreline of Canal B to the North of said Lot 116; thence North 89°58' West, 160 feet, more or less, to the Point of Beginning.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2017 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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 whomsoever.

SAID PROPERTY is not the homestead of the GRANTOR(S) under the laws and constitution of the State of Florida in that neither GRANTOR(S) or any member of the household of GRANTOR(S) reside thereon.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Print Name: Douglas Summers

MERV BEILER, a/k/a Mervin J. Beiler

Print Name: Kathleen M. Vanaman

STATE OF Penna
COUNTY OF Chester

THE FOREGOING INSTRUMENT was acknowledged before me this 27 day of March, 2017, by MERV BEILER, a/k/a Mervin J. Beiler, who is personally known to me: ___ or who has produced a driver's license as identification: PA State ID.

(NOTARY SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
David R. Anderson, Notary Public
Rapho Twp., Lancaster County
My Commission Expires Oct. 7, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Signature

David R Anderson

(Type, Print or Stamp Name)

I am a Notary Public in and for the State of Penna
and my commission expires on: 10-7-2019.

EXHIBIT 372

Sarasota County Tax Collector

generated on 8/20/2019 4:07:02 PM EDT

Tax Record

Last Update: 8/20/2019 4:07:03 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054010030	REAL ESTATE	2018

Mailing Address
ALLGYER JOHN L
ALLGYER MARY
LANTZ LEVI JR
179 S SHIRK RD
NEW HOLLAND PA 17557

Property Address
701 LOCKLEAR AVE 001

Old Account Number
0054-01-0030

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code

Legal Description
701 LOCKLEAR AVE N 105 FT OF FOLLOWING BEG NW COR OF LOT 116 1ST ADD TO OAK SHORES TH N-89-58-W 50 FT TH N 210 FT TH S-89-58-E 275 FT M/L TH SLY ALG CANAL TO N LINE LOT 116 TH N -89-58-W 160 FT M/L TO POB LESS W 25 FT, BEING SAME LANDS DESC IN ORI 2017039583

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	205,500	0	$205,500	$660.48
Bonds-Debt Service	0.1222	205,500	0	$205,500	$25.11
Mosquito Control	0.0550	205,500	0	$205,500	$11.30
Sarasota Memorial Hospital	1.0420	205,500	0	$205,500	$214.13
SW FL Water Management Dist.	0.2955	205,500	0	$205,500	$60.73
West Coast Inland Navigation	0.0394	205,500	0	$205,500	$8.10
Sarasota School Board					
School District Fund	5.5030	205,500	0	$205,500	$1,130.86
School Capital Impr	1.5000	205,500	0	$205,500	$308.25
Emergency Medical Services	0.6600	205,500	0	$205,500	$135.63

Total Millage	12.4311	Total Taxes	$2,554.59

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$123.86
G64A	Solid Waste Service District	$159.48
I004	Sewer-Phillippi Creek C	$165.00
W056	Stormwater Utility	$151.94

Total Assessments	$600.28

Taxes & Assessments	$3,154.87

If Paid By	Amount Due
	$0.00

EXHIBIT 372
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2018	PAYMENT	9058259.0001	2018	$3,028.68

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 373

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012089273 2 PGS
2012 JUL 11 04:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
ABURCHETT Receipt#1517452

Doc Stamp-Deed: 0.70

Prepared by and return to:

BLUCHER LAW GROUP, LLC
7300 Delainey Court
Sarasota, FL 34240
941-361-1145
File Number: **12R-0409**
Will Call No.:

[Space Above This Line For Recording Data]

2012089273

Warranty Deed

This Warranty Claim Deed made this 11th day of July, **2012** between **Michael R. Fettig, a married person** whose post office address is **3664 Radnor Place, Sarasota, FL 34232**, grantor, and **Michael R. Fettig and Editha D. Fettig, husband and wife**, whose post office address is **3664 Radnor Place, Sarasota, FL 34232**, 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)

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:

Lot 8, Block C, Spring Lake Subdivision, according to the map or plat thereof as recorded in Plat Book 8, Page 19, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0061-15-0017

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2011**.

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

____
Witness Name: *Linda K. VanderVeen*

____
Witness Name: Tracey B. Starrett

______________________(Seal)
Michael R. Fettig

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 11th day of July, 2012 by **Michael R. Fettig** , who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida
Linda VanderVeen
My Commission DD888243
Expires 07/11/2013

____
Notary Public

Printed Name: *Linda K. VanderVeen*

My Commission Expires: 7.11.2013

EXHIBIT 374

Sarasota County Tax Collector

generated on 8/20/2019 4:20:19 PM EDT

Tax Record

Last Update: 8/20/2019 4:20:18 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061150017	REAL ESTATE	2018

Mailing Address
FETTIG MICHAEL R
FETTIG EDITHA D
3664 RADNOR PL
SARASOTA FL 34232-5041

Property Address
3664 RADNOR PL 001

Old Account Number
0061-15-0017

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
531557

Legal Description
3664 RADNOR PL LOT 8 BLK C SPRING LAKE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	101,386	50,000	$51,386	$165.15
Bonds-Debt Service	0.1222	101,386	50,000	$51,386	$6.28
Mosquito Control	0.0550	101,386	50,000	$51,386	$2.83
Sarasota Memorial Hospital	1.0420	101,386	50,000	$51,386	$53.54
SW FL Water Management Dist.	0.2955	101,386	50,000	$51,386	$15.18
West Coast Inland Navigation	0.0394	101,386	50,000	$51,386	$2.02
Sarasota School Board					
School District Fund	5.5030	101,386	25,000	$76,386	$420.35
School Capital Impr	1.5000	101,386	25,000	$76,386	$114.58
Emergency Medical Services	0.6600	101,386	50,000	$51,386	$33.91

Total Millage	12.4311	Total Taxes	$813.84

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$124.28
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$530.66

Taxes & Assessments	$1,344.50

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2018	PAYMENT	7219115.0001	2018	$1,290.72

EXHIBIT 374

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 375

This document prepared by:
Robert W. Browning, Jr., Attorney
One North Tuttle Ave.
Sarasota, Fl. 34237
Parcel ID # 2034-02-0013

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018134439 2 PG(S)
October 11, 2018 08:07:39 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $0.70

WARRANTY DEED

THIS INDENTURE, made this 8th day of October, 2018, between JOE R. HEMBREE, a married man, 1509 Flower Dr., Sarasota, FL 34239, GRANTOR, and JOE R. HEMBREE, sole Trustee, or his successors in trust, under the JOE R. HEMBREE REVOCABLE TRUST, U/A/D March 10, 2004, and any amendments thereto, 1509 Flower Dr., Sarasota, FL 34239, GRANTEE.

Witnesseth, that the Grantor, for and in consideration of Ten and no/100 Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee's successors and assigns forever, the following described property, situate, lying and being in the County of Sarasota, State of Florida, to wit:

> Lot 12, Block A, HUDSON PARK, according to the plat thereof recorded in Plat Book 1, Page 21, of the Public Records of Sarasota County, Florida

Subject to reservations, restrictions, and easements of record, if any, and real estate taxes for the year 2018 and subsequent years.

Together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrants the title to said property and will defend the same against lawful claims of all persons whomsoever.

Trustees are hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, and otherwise to manage and dispose of the above property as Trustees under the provisions of Section 689.073, Florida Statutes, and the interest of any beneficiary under the Trust shall be personal property only.

THE PROPERTY HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR GRANTEE.

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE.

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

WITNESSES:

Robert W. Browning, Jr.

Terry J. Tamburino

JOE R. HEMBREE, GRANTOR

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 8th day of October, 2018, by JOE R. HEMBREE, who personally appeared before me and is personally known to me.

Notary Public, State of Florida

TERRY J. TAMBURINO
MY COMMISSION # GG 083922
EXPIRES: April 4, 2021
Bonded Thru Notary Public Underwriters

EXHIBIT 376

Sarasota County Tax Collector

generated on 8/20/2019 4:16:29 PM EDT

Tax Record

Last Update: 8/20/2019 4:16:29 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2034020013	REAL ESTATE	2018

Mailing Address
JOE R HEMBREE REVOCABLE TRUST
1509 FLOWER DR
SARASOTA FL 34239-2004

Property Address
2491 NOVUS ST 002

Old Account Number
2034-02-0013

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code
940143

Legal Description
2491 NOVUS ST LOT 12 BLK A HUDSON PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	97,257	0	$97,257	$312.58
Bonds-Debt Service	0.1222	97,257	0	$97,257	$11.88
Mosquito Control	0.0550	97,257	0	$97,257	$5.35
Sarasota Memorial Hospital	1.0420	97,257	0	$97,257	$101.34
SW FL Water Management Dist.	0.2955	97,257	0	$97,257	$28.74
West Coast Inland Navigation	0.0394	97,257	0	$97,257	$3.83
Sarasota School Board					
School District Fund	5.5030	130,000	0	$130,000	$715.39
School Capital Impr	1.5000	130,000	0	$130,000	$195.00
City of Sarasota	3.2632	97,257	0	$97,257	$317.37
City of Sarasota Debt Service	0.2518	97,257	0	$97,257	$24.49
Emergency Medical Services	0.6600	97,257	0	$97,257	$64.19

Total Millage	15.9461	Total Taxes	$1,780.16

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$82.48
W156	Stormwater Utility	$81.90

Total Assessments	$164.38

Taxes & Assessments	$1,944.54

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 376
EXHIBIT 2

11/19/2018	PAYMENT	9038136.0001	2018	$1,866.76

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 377

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016113097 4 PG(S)
September 12, 2016 10:23:35 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $0.70

RECORDING REQUESTED BY:

Shannon Lugannani

INSTRUMENT PREPARED BY:

Shannon Lugannani
3512 alderman street
sarasota, Florida 34237

(Above reserved for official use only)

RETURN DEED TO:

Shannon Lugannani
3512 alderman street
Sarasota, Florida 34237

SEND TAX STATEMENTS TO:

Shannon Lugannani
3512 alderman street
Sarasota, Florida 34237

Tax Parcel/APN # 0054010028

QUIT CLAIM DEED FOR FLORIDA

STATE OF FLORIDA DATE: September 05, 2016

COUNTY OF SARASOTA

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter **"Grantor"**) hereby quitclaims to the below-named grantees (hereinafter **"Grantees"**) and

Grantees' heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 3512 alderman street, sarasota, sarasota county, Florida 34237 (the **"Property"**).

Legal Description: COM NW COR OF NE 1/4 OFNE 1/4, OF SEC 28-36-18, TH E 715 FT FOR POB, TH S 105 FT TH E 150 FT TH N 105 FT TH W 150 FT TO POB.

Subject to the following encumbrances or other restrictions: There is an easement granting the two properties that share the private road, access to their driveways from Locklear avenue.. There is an easement granting access to 3512 alderman street, from Alderman street.

Grantor

Grantor: Martin Gottlieb
Marital Status: Married
Address: 8888 Belle Rive Blvd.
Jacksonville, Florida 32256

Martin Gottlieb's Spouse: Gail Oblas
Address: 8888 Belle Rive Blvd.
Jacksonville, Florida 32256

Grantees

Grantee: Shannon Lugannani
Marital Status: Not married
Address: 3512 alderman street
Sarasota, Florida 34237

Grantee: Helen Elena Emegbagha
Marital Status: Not married
Address: 3512 alderman street
sarasota, Florida 34237

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantees on September 05, 2016.

Grantor (or authorized agent)
Signed: _____
Print Name: Martin Gottlieb

Grantor's Spouse (or authorized agent)
I, Gail Oblas, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantees.
Signed: _____
Print Name: GAIL OBLAS

Witnesses

On this the 6 day of Sept., 2016, the foregoing QUIT CLAIM DEED was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:
Martin Gottlieb and Gail Oblas

(names of signatories). I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

Signed: _____
Dated: 9/6/16
Print Name: Adrian Conner
Address: 8730 Baymeadows Rd
Jacksonville, FL 32256

SECOND WITNESS

Signed: _____
Dated: 9-6-16
Print Name: Jamie Adams
Address: 8730 Baymeadows Rd
Jacksonville, FL 32256

Notary Public

STATE OF FLORIDA

COUNTY OF ~~SARASOTA~~ Duval

On this the 6 day of Sept., 2016, the foregoing QUIT CLAIM DEED, entered into as of September 05, 2016, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Martin Gottlieb and Gail Obias

(names of signatories).

WITNESS my hand and official seal.

PRINT: Jamie Adams

[Affix seal]

Jamie Adams
COMMISSION # FF144661
EXPIRES: July 24, 2018
WWW.AARONNOTARY.COM

SIGN: _____

My Commission Expires: July 24 2018

NOTARY PUBLIC

EXHIBIT 378

Sarasota County Tax Collector

generated on 8/20/2019 4:11:08 PM EDT

Tax Record

Last Update: 8/20/2019 4:11:07 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054010028	REAL ESTATE	2018

Mailing Address
LUGANNANI SHANNON
EMEGBAGHA HELEN ELENA
3512 ALDERMAN ST
SARASOTA FL 34237

Property Address
3512 ALDERMAN ST 001

Old Account Number
0054-01-0028

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3512 ALDERMAN ST COM NW COR OF NE 1/4 OF NE 1/4, OF SEC 28-36-18, TH E 715 FT TH S 50 FT FOR POB, TH S 105 FT TH E 150 FT TH N 105 FT TH W 150 FT TO POB

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	171,834	50,000	$121,834	$391.57
Bonds-Debt Service	0.1222	171,834	50,000	$121,834	$14.89
Mosquito Control	0.0550	171,834	50,000	$121,834	$6.70
Sarasota Memorial Hospital	1.0420	171,834	50,000	$121,834	$126.95
SW FL Water Management Dist.	0.2955	171,834	50,000	$121,834	$36.00
West Coast Inland Navigation	0.0394	171,834	50,000	$121,834	$4.80
Sarasota School Board					
School District Fund	5.5030	171,834	25,000	$146,834	$808.03
School Capital Impr	1.5000	171,834	25,000	$146,834	$220.25
Emergency Medical Services	0.6600	171,834	50,000	$121,834	$80.41

Total Millage	12.4311	Total Taxes	$1,689.60

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$133.44
G64A	Solid Waste Service District	$159.48
I004	Sewer-Phillippi Creek C	$231.00
W056	Stormwater Utility	$151.94

Total Assessments	$675.86

Taxes & Assessments	$2,365.46

If Paid By	Amount Due
	$0.00

EXHIBIT 378
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/24/2018	PAYMENT	5519814.0001	2018	$2,270.84

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 379

Prepared by and return to:
Lauren Kohl
Gibson, Kohl, Wolff & Hric, P.L.
414 S. Tamiami Tr.
Osprey, Fl. 34229
File Number:9569

Consideration: $93,000.00
$10.00
$651.00

2012039120

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012039120 1 PG
2012 MAR 29 11:24 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
SARMISTEAD Receipt#1483380
Doc Stamp-Deed: 651.00

General Warranty Deed

Made this March 23, 2012 A.D. By **RAWLEY S. GALLOF,** whose post off ice address if: 2351 Milford Circle, Sarasota, FL 34239, hereinafter called the grantor, to **RUSSELL S. STRAYER,** a single man, whose post office address is: 3417 Hardee Drive, Venice, FL 34292, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

LOT 19 AND 20, IN BLOCK 6, OF BEE RIDGE TOWNSITE, A/K/A TOWN OF BEE RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 247, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND PLAT BOOK A, PAGE 39, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND

THE NORTH 20 FEET OF LOT 18, IN BLOCK 6, BEE RIDGE TOWNSITE, A/K/A TOWN OF BEE RIDGE, ACCORDING TO THE MAP FOR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 247, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND RECORDED IN PLAT BOOK A, PAGE 39, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **0089-01-0066**

Subject to taxes for 2012 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature Mary Bernas
Witness Printed Name Mary Bernas
Witness Signature
Witness Printed Name

Rawley Gallof (Seal)
RAWLEY S. GALLOF
Address: 2351 Milford Circle, Sarasota, FL 34239

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this March 23, 2012, by RAWLEY S. GALLOF, who is personally known to me or who has produced driver's license as identification.

Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
Notary Public Underwriters
Bonded Thru
#DD 820870
LAUREN F. KOHL
MY COMMISSION EXPIRES
June 20, 2012

EXHIBIT 380

Sarasota County Tax Collector

generated on 9/4/2019 11:01:18 AM EDT

Tax Record

Last Update: 9/4/2019 11:01:18 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0089010066	REAL ESTATE	2018

Mailing Address
STRAYER RUSSELL S
2149 WASON RD
SARASOTA FL 34231

Property Address
4813 ANDREW AVE 001

Old Account Number
0089-01-0066

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
4813 ANDREW AVE LOTS 19 & 20 & N 20 FT OF LOT 18, BLK 6 TOWN OF BEE RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	216,590	0	$216,590	$696.12
Bonds-Debt Service	0.1222	216,590	0	$216,590	$26.47
Mosquito Control	0.0550	216,590	0	$216,590	$11.91
Sarasota Memorial Hospital	1.0420	216,590	0	$216,590	$225.69
SW FL Water Management Dist.	0.2955	216,590	0	$216,590	$64.00
West Coast Inland Navigation	0.0394	216,590	0	$216,590	$8.53
Sarasota School Board					
School District Fund	5.5030	216,800	0	$216,800	$1,193.05
School Capital Impr	1.5000	216,800	0	$216,800	$325.20
Emergency Medical Services	0.6600	216,590	0	$216,590	$142.95

Total Millage	12.4311	Total Taxes	$2,693.92

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$202.99
G64A	Solid Waste Service District	$318.96
W056	Stormwater Utility	$90.65

Total Assessments	$612.60

Taxes & Assessments	$3,306.52

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7248138.0001	2018	$3,174.26

EXHIBIT 380

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 381

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

Return to: (enclose self-addressed stamped envelope)

Name: David M. Mitchell, Esquire
Dunlap & Moran, P.A.
Address: 22 S. Links Ave., Suite 300
Sarasota, FL 34236

This Instrument Prepared by

Name: David M. Mitchell, Esquire
Address: Dunlap & Moran, P.A.
22 S. Links Ave., Suite 300
Sarasota, FL 34236

Property Appraisers Parcel Identification (Folio Number(s): 20291600617

Grantee(s) S.S.#(s):

Doc. 455.00
Rec. 6.00
$ 461.00

RECORDED IN OFFICIAL RECORDS
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003242909 1 PG
2003 DEC 05 08:47 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CEAGLETO Receipt#408340

Doc Stamp-Deed: 455.00

2003242909

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, *Made the* 22nd *day of* November XX 2003, *by* KATHLEEN R. BONIFAS, unremarried surviving spouse of DONALD M. BONIFAS *hereinafter called the Grantor, to* JAMES D. BUTLER and SANDRA K. BUTLER, husband and wife, *whose post office address is* 23160 Gunston Dr., Lexington Park, MD 20653, *hereinafter called the 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, wherever the context so admits or requires.)

Witnesseth, *That the Grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in* Sarasota *County, State of* Florida, *viz:*

Lot 112, PAVER PARK ESTATES, Second Addition, as per plat thereof recorded in Plat Book 9, page 95, of the Public Records of Sarasota County, Florida.

Grantor represents and warrants she was continously married to Donald M. Bonifas from before November 29, 1974, until his death on September 4, 1999, and that she has not remarried.

This deed prepared without title examination.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* XX2002

In Witness Whereof, *the said Grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

* Jane E. Alvey
Witness Signature (as to First Grantor)

* Jane E. Alvey
Printed Name

*
Witness Signature (as to First Grantor)

* Julie Oliver
Printed Name

Julie Oliver
Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

* Kathleen R. Bonifas
Grantor Signature L.S.

KATHLEEN R. BONIFAS
Printed Name

Post Office Address

Co-Grantor Signature (if any) L.S.

Printed Name

Post Office Address

* STATE OF ~~FLORIDA~~ Maryland)
* COUNTY OF ~~SARASOTA~~ St. Mary's)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared KATHLEEN R. BONIFAS, unremarried surviving spouse of DONALD M. BONIFAS known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me ☒ Said person(s) provided the following type of identification: FLDL B512-503-28-809-0

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 22nd day of November A.D. XX2003

* Jane E. Alvey
Notary Signature

* Jane E. Alvey
Printed Name

*

Form Design © Seminole Paper & Printing Co., Inc. 1994

EXHIBIT 381
EXHIBIT 2

EXHIBIT 382

Sarasota County Tax Collector

generated on 9/19/2019 11:28:57 AM EDT

Tax Record

Last Update: 9/19/2019 11:28:57 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029160067	REAL ESTATE	2018

Mailing Address
BUTLER JAMES D
BUTLER SANDRA K
23160 GUNSTON DR
LEXINGTON PARK MD 20653-6314

Property Address
2752 NANCY ST 002

Old Account Number
2029-16-0067

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code

Legal Description
2752 NANCY ST LOT 112 PAVER PARK ESTATES SECOND ADD

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	104,522	0	$104,522	$335.93
Bonds-Debt Service	0.1222	104,522	0	$104,522	$12.77
Mosquito Control	0.0550	104,522	0	$104,522	$5.75
Sarasota Memorial Hospital	1.0420	104,522	0	$104,522	$108.91
SW FL Water Management Dist.	0.2955	104,522	0	$104,522	$30.89
West Coast Inland Navigation	0.0394	104,522	0	$104,522	$4.12
Sarasota School Board					
School District Fund	5.5030	137,400	0	$137,400	$756.12
School Capital Impr	1.5000	137,400	0	$137,400	$206.10
City of Sarasota	3.2632	104,522	0	$104,522	$341.08
City of Sarasota Debt Service	0.2518	104,522	0	$104,522	$26.32
Emergency Medical Services	0.6600	104,522	0	$104,522	$68.98

Total Millage	15.9461	Total Taxes	$1,896.97

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$107.86
W156	Stormwater Utility	$90.65

Total Assessments	$198.51

Taxes & Assessments	$2,095.48

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

EXHIBIT 382
EXHIBIT 2

2/5/2019	PAYMENT	5539107.0001	2018	$2,074.53

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 383

Prepared by.
Nick Roknich III
Roknich & Gibson
1800 Second Street, Ste 901
Sarasota, FL 34236
File Number 1136

2001062503

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001062503 1 PG
2001 MAY 04 06:00 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CBETHEL Receipt#041936
Doc Stamp-Deed: 2,625.00

General Warranty Deed

Made this April 30, 2001 A D By **Alan E. Tannenbaum and Sharon L. Tannenbaum, husband and wife,** hereinafter called the grantor, to **Timothy G. Herring and Alisa J. Herring, husband and wife,** whose post office address is 4503 Little John Trail, Sarasota, FL 34232, hereinafter called the grantee.

(Whenever used herein the term "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 Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz

THE SOUTH 162 0 FEET OF THE NORTH 368 0 FEET OF THAT PART OF TRACT 7, LYING WEST OF S C L RAILROAD, BLOCK 4, OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 18 EAST, PHILLIPPI CREEK FARMS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 253, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND PLAT BOOK A, PAGE 50, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

LESS THE EASTERLY 5 FEET THEREOF, AND

TOGETHERWITH A STRIP OF LAND 5 FEET WIDE, ADJACENT THERETO, AND LYING BETWEEN SAID TRACT 7 AND EAST FOREST LAKES DRIVE, AS PER PLAT OF FOREST LAKES UNIT ONE IN PLAT BOOK 7, PAGES 66 AND 66A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Parcel ID Number **0061-07-0095**

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 whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2000

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence

Witness Printed Name MARSHA WOLAK

Witness Printed Name Lauren Hohl-Helbig

Alan E. Tannenbaum (Seal)
Address 1880 Long Linda St.
Sarasota, Fla 34239

Sharon L. Tannenbaum (Seal)
Address 960 Pomelo ave
Sarasota, Fl 34236

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me this April 30, 2001, by Alan E Tannenbaum and Sharon L Tannenbaum, husband and wife, who are personally known to me or who have produced FL D. L as identification

Notary Public
Print Name:

My Commission Expires:

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

EXHIBIT 384

Sarasota County Tax Collector

generated on 9/19/2019 11:32:29 AM EDT

Tax Record

Last Update: 9/19/2019 11:32:28 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061070095	REAL ESTATE	2018

Mailing Address
HERRING TIMOTHY G
HERRING ALISA J
3421 E FOREST LAKE DR
SARASOTA FL 34232-4711

Property Address
3421 FOREST LAKE DR E 001

Old Account Number
0061-07-0095

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
3421 FOREST LAKE DR E S 162 FT OF N 368 FT OF TRACT 7 BLK 4 LESS E 5 FT TOGETHER WITH 5 FT STRIP LAND LYING BETWEEN SAID TRACT & FOREST LAKES DR PHILLIPPI CREEK SUB ORI 2003039987

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	291,393	50,000	$241,393	$775.84
Bonds-Debt Service	0.1222	291,393	50,000	$241,393	$29.50
Mosquito Control	0.0550	291,393	50,000	$241,393	$13.28
Sarasota Memorial Hospital	1.0420	291,393	50,000	$241,393	$251.53
SW FL Water Management Dist.	0.2955	291,393	50,000	$241,393	$71.33
West Coast Inland Navigation	0.0394	291,393	50,000	$241,393	$9.51
Sarasota School Board					
School District Fund	5.5030	291,393	25,000	$266,393	$1,465.96
School Capital Impr	1.5000	291,393	25,000	$266,393	$399.59
Emergency Medical Services	0.6600	291,393	50,000	$241,393	$159.32

Total Millage	12.4311	Total Taxes	$3,175.86

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$229.48
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
L065	Lighting-Old Forest Lakes	$46.49
W056	Stormwater Utility	$151.94

Total Assessments	$752.39

Taxes & Assessments	$3,928.25

If Paid By	Amount Due
	$0.00

EXHIBIT 384
EXHIBIT 2

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2018	PAYMENT	7219099.0001	2018	$3,771.12

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 385

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003190196 2 PGS
2003 SEP 18 04:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CBETHEL Receipt#376867
Doc Stamp-Deed: 0.70

Prepared by:
DEBRA SCHLEIF

RETURN TO:
MINDY MAZUR
3737 PRAIRIE DUNES DRIVE
SARASOTA, FL 34238
(941) 921-921-6891

File Number: **03-1504**
Will Call No.: **D-003410**

2003190196

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this **29th** day of **August, 2003** between **SHIRLEY M. MAZUR, unmarried surving spouse of JOHN P. MAZUR a/k/a JOHN F. MAZUR** whose post office address is 1913 Ingram Avenue, Sarasota, Fl. 34232, grantor, and **SHIRLEY M. MAZUR, a single woman and MINDY MAZUR, a single woman, as joint tenants with the right of survivorship,** whose post office address is 1913 Ingram Avenue, Sarasota, Fl. 34232, 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)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 31, BAHIA VISTA HEIGHTS, as per Plat thereof recorded in Plat Book 9, Page 66, of the Public Records of Sarasota County, Florida.

Parcel Identification (folio) Number: 0053-14-0005

Aforesaid property being conveyed by grantor to her daughter out of love and affection.

(This instrument was prepared without the benefit of a Title search, and is based upon the legal description provided to the preparer; accordingly, the preparer assumes no liability for the accuracy thereof, and no insurance opinion of the Title has been provided by the preparer.)

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

DoubleTime®

INSTRUMENT # 2003190196
2 PGS

Signed, sealed and delivered in our presence:

Witness Name: _____

Shirley M. Mazur (Seal)
SHIRLEY M MAZUR

Witness Name: _____

_____ (Seal)

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 18 day of SEPT. ,2003 by, SHIRLEY M. MAZUR who is personally known to me or has produced a as identification.

[Notary Seal]

Notary Public _____

Printed Name: JOHN LORIA SR.

My Commission Expires: _____

JOHN S. LORIA SR.
MY COMMISSION EXPIRES
October 22, 2007
#DD 225627
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

DoubleTime®

EXHIBIT 385
EXHIBIT 2

EXHIBIT 386

Sarasota County Tax Collector

generated on 9/19/2019 11:25:29 AM EDT

Tax Record

Last Update: 9/19/2019 11:25:28 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140005	REAL ESTATE	2018

Mailing Address
PIANA MINDY
3737 PRAIRIE DUNES DR
SARASOTA FL 34238-2854

Property Address
1913 INGRAM AVE 001

Old Account Number
0053-14-0005

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
1913 INGRAM AVE LOT 31 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	88,256	0	$88,256	$283.65
Bonds-Debt Service	0.1222	88,256	0	$88,256	$10.78
Mosquito Control	0.0550	88,256	0	$88,256	$4.85
Sarasota Memorial Hospital	1.0420	88,256	0	$88,256	$91.96
SW FL Water Management Dist.	0.2955	88,256	0	$88,256	$26.08
West Coast Inland Navigation	0.0394	88,256	0	$88,256	$3.48
Sarasota School Board					
School District Fund	5.5030	118,700	0	$118,700	$653.21
School Capital Impr	1.5000	118,700	0	$118,700	$178.05
Emergency Medical Services	0.6600	88,256	0	$88,256	$58.25

Total Millage	12.4311	Total Taxes	$1,310.31

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$86.96
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$328.34

Taxes & Assessments	$1,638.65

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2018	PAYMENT	9050037.0001	2018	$1,573.10

EXHIBIT 386
EXHIBIT 2

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 387

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 1 day of January, 20 05,
by first party, Grantor, Jason Ellis
whose post office address is 5323 CAYUGA AVE
to second party, Grantee, John M Adams
whose post office address is 4105 COCHISE TERRACE SARASOTA FL 34233

WITNESSETH, That the said first party, for good consideration and for the sum of
Thirty Two Thousand 00 Dollars ($ 32000.00
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Sarasota,
State of Florida to wit:

LOT 16 BLK A Hudson Park

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005059019 2 PGS
2005 MAR 23 04:41 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#601053

Doc Stamp-Deed: 224.00

2005059019

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: _____

Print name of Witness: Tom Bowden

INSTRUMENT # 200505901 9
2 PGS

Signature of Witness: P. Wolfe

Print name of Witness: Patricia Wolfe

Signature of First Party: James M Alvis

Print name of First Party: JAMES M ALVIS

Signature of Second Party: John M Alvis

Print name of Second Party: JOHN M ALVIS

Signature of Preparer John M Alvis

Print Name of Preparer JOHN M ALVIS

Address of Preparer 4105 cochise Ter.

State of Florida
County of Sarasota }

On 1/21/05 before me, Margaret Crymer,
appeared James M Alvis & John M Alvis
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant ✓ Known _____ Produced ID
Type of ID _____

(Seal)

NOTARY PUBLIC
MARGARET CRYMER
Notary Public, State of Florida
My comm. expires July 25, 2008
No. DD 339138

Sarasota, Florida

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EXHIBIT 388

Sarasota County Tax Collector

generated on 9/23/2019 12:46:30 PM EDT

Tax Record

Last Update: 9/23/2019 12:46:30 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2034020017	REAL ESTATE	2018

Mailing Address
ALVIS JOHN M
4105 COCHISE TER
SARASOTA FL 34233-1530

Property Address
2521 NOVUS ST 002

Old Account Number
2034-02-0017

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code

Legal Description
2521 NOVUS ST LOT 16 BLK A HUDSON PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	118,308	0	$118,308	$380.24
Bonds-Debt Service	0.1222	118,308	0	$118,308	$14.46
Mosquito Control	0.0550	118,308	0	$118,308	$6.51
Sarasota Memorial Hospital	1.0420	118,308	0	$118,308	$123.28
SW FL Water Management Dist.	0.2955	118,308	0	$118,308	$34.96
West Coast Inland Navigation	0.0394	118,308	0	$118,308	$4.66
Sarasota School Board					
School District Fund	5.5030	133,900	0	$133,900	$736.85
School Capital Impr	1.5000	133,900	0	$133,900	$200.85
City of Sarasota	3.2632	118,308	0	$118,308	$386.06
City of Sarasota Debt Service	0.2518	118,308	0	$118,308	$29.79
Emergency Medical Services	0.6600	118,308	0	$118,308	$78.08
Total Millage	15.9461	**Total Taxes**			$1,995.74

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$83.88
W156	Stormwater Utility	$81.90
	Total Assessments	$165.78
	Taxes & Assessments	$2,161.52

Date Paid	Transaction	Receipt	Item	Amount Paid

Prior Year Taxes Due

EXHIBIT 388
EXHIBIT 2

Year	Folio	Status	Cert.	Cert. Yr.	Amount
2018	274445		9915	2019	$2,508.12
2017	2688240		10070	2018	$2,196.83
				Prior Years Total	$4,704.95

If Paid By	Prior Years Due
9/30/2019	$4,704.95

Unpaid amounts due may increase at any time if a County-Held Tax Certificate is purchased or a Tax Deed Application is made.

Pay Now

EXHIBIT 389

Consideration: $455,050.00
Documentary Stamps: $3,185.70
Recording Fee: $18.50

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Ebling, Esq.
3700 South Tamiami Trail, Suite 200
Sarasota, FL 34239
17-9422-001

Property Appraiser's Parcel ID No.: 0052040034
(FOR INFORMATIONAL PURPOSES ONLY)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017054871 2 PG(S)
5/2/2017 3:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2106963

Doc Stamp-Deed: $3,185.70

WARRANTY DEED

THIS WARRANTY DEED, is made this 28th day of April, 2017, by and between **JOAN W. WILLETT, AN UNREMARRIED WIDOW,** whose address is **775 Stonecrest Drive, Sarasota, FL 34232** (hereinafter "GRANTOR"), and **JOHN AVRAMIDIS AND JAANA AVRAMIDIS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** whose address is **561 Lakehurst Road, Apt 2R, Waukegan, IL 60085** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida,** to wit:

LOT 49, THE OAKS AT WOODLAND PARK, PHASE II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 32, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Cindy Migone

Printed Name Cindy Migone

Stephanie C Cataldo

Printed Name Stephanie C Cataldo

GRANTOR:

Joan Willett

Joan W. Willett, a/k/a Joan Willett

State of Florida

County of Sarasota

a/k/a Joan Willett

The foregoing instrument was acknowledged before me this 28th day of April, 2017 by Joan W. Willett, who is personally known to me or who has produced a FL Driver's License as identification.

Stephanie C Cataldo

Printed Name:
Notary Public
My Commission Expires: _____

STEPHANIE C. CATALDO
MY COMMISSION # FF 999890
EXPIRES: June 30, 2020
Bonded Thru Notary Public Underwriters

EXHIBIT 390

Sarasota County Tax Collector

generated on 10/16/2019 12:14:48 PM EDT

Tax Record

Last Update: 10/12/2019 10:00:06 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040034	REAL ESTATE	2018

Mailing Address
AVRAMIDIS JOHN
AVRAMIDIS JAANA
775 STONECREST DR
SARASOTA FL 34232

Property Address
775 STONECREST DR 001

Old Account Number
0052-04-0034

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code
Legal Description
775 STONECREST DR LOT 49 THE OAKS AT WOODLAND PARK PH 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	358,700	0	$358,700	$1,152.86
Bonds-Debt Service	0.1222	358,700	0	$358,700	$43.83
Mosquito Control	0.0550	358,700	0	$358,700	$19.73
Sarasota Memorial Hospital	1.0420	358,700	0	$358,700	$373.77
SW FL Water Management Dist.	0.2955	358,700	0	$358,700	$106.00
West Coast Inland Navigation	0.0394	358,700	0	$358,700	$14.13
Sarasota School Board					
School District Fund	5.5030	358,700	0	$358,700	$1,973.93
School Capital Impr	1.5000	358,700	0	$358,700	$538.05
Emergency Medical Services	0.6600	358,700	0	$358,700	$236.74

Total Millage	12.4311	Total Taxes	$4,459.04

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$238.78
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$445.14

EXHIBIT 390
EXHIBIT 2

Taxes & Assessments	$4,904.18

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/9/2018	PAYMENT	9016552.0001	2018	$4,708.01

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 390
EXHIBIT 2

EXHIBIT 391

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019002763 2 PG(S)
1/9/2019 10:19 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2323862

Doc Stamp-Deed: $1,574.30

Prepared by and return to:
Lisa-Ann Vassell
Title & Abstract Agency of America, Inc.
4630 Woodland Corporate Blvd
Ste 100
Tampa, FL 33614

File Number: **18-317056**

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 27th **day of December, 2018**, between **SWH 2017-1 Borrower LP, a Delaware Limited Partnership** whose post office address is **1717 Main Street, Suite 2000, Dallas, TX 75201**, grantor, and **William A. Booth and Jill Booth , Husband and Wife** whose post office address is **2635 Novus Street, Sarasota, FL 34237**, 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)

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 the **Sarasota County, Florida**, to-wit:

LOT 40, UNIT NO. 2 HAGER PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 68, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 2034010042

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 grantor.

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:

SWH 2017-1 Borrower LP, a Delaware Limited Partnership

Witness Name: A. Ransom

By Dotalee Manns, Authorized Signer

Witness Name: Hedy Dehn

State of Arizona

County of Maricopa

The foregoing instrument was acknowledged before me this 27th day of December, 2018, by **Dotalee Manns, Authorized Signer, of SWH 2017-1 BORROWER LP, A DELAWARE LIMITED PARTNERSHIP, on behalf of the Corporation**, she (X) is personally known to me or (__) has produced _____ as identification.

Notary Public

Printed Name: Stephanie Bonds

My Commission Expires: May 5, 2020

STEPHANIE BONDS
Notary Public, State of Arizona
Maricopa County
My Comm. Expires 05/05/2020
Commission No. 509780

EXHIBIT 392

Sarasota County Tax Collector

generated on 12/20/2019 3:13:57 PM EST

Tax Record

Last Update: 12/20/2019 3:13:56 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2034010042	REAL ESTATE	2018

Mailing Address
BOOTH WILLIAM A
BOOTH JILL
2635 NOVUS ST
SARASOTA FL 34237

Property Address
2635 NOVUS PL 002

Old Account Number
2034-01-0042

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code
940063

Legal Description
2635 NOVUS PL LOT 40 HAGER PARK UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	144,600	0	$144,600	$464.74
Bonds-Debt Service	0.1222	144,600	0	$144,600	$17.67
Mosquito Control	0.0550	144,600	0	$144,600	$7.95
Sarasota Memorial Hospital	1.0420	144,600	0	$144,600	$150.67
SW FL Water Management Dist.	0.2955	144,600	0	$144,600	$42.73
West Coast Inland Navigation	0.0394	144,600	0	$144,600	$5.70
Sarasota School Board					
School District Fund	5.5030	144,600	0	$144,600	$795.73
School Capital Impr	1.5000	144,600	0	$144,600	$216.90
City of Sarasota	3.2632	144,600	0	$144,600	$471.86
City of Sarasota Debt Service	0.2518	144,600	0	$144,600	$36.41
Emergency Medical Services	0.6600	144,600	0	$144,600	$95.44

Total Millage	15.9461	Total Taxes	$2,305.80

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$117.15
W156	Stormwater Utility	$90.65

Total Assessments	$207.80

Taxes & Assessments	$2,513.60

EXHIBIT 12 EXHIBIT 392

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9075201.0081	2018	$2,413.06

Sarasota County Tax Collector

generated on 12/20/2019 3:13:14 PM EST

Tax Record

Last Update: 12/20/2019 3:13:13 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2034010042	REAL ESTATE	2019

Mailing Address
BOOTH WILLIAM A
BOOTH JILL
2635 NOVUS ST
SARASOTA FL 34237

Property Address
2635 NOVUS PL 002

Old Account Number
2034-01-0042

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code
940063

Legal Description
2635 NOVUS PL LOT 40 HAGER PARK UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	184,400	0	$184,400	$591.46
Sarasota Co. Legacy Trl	0.0419	184,400	0	$184,400	$7.73
Bonds-Debt Service	0.1317	184,400	0	$184,400	$24.29
Mosquito Control	0.0520	184,400	0	$184,400	$9.59
Sarasota Memorial Hospital	1.0420	184,400	0	$184,400	$192.14
SW FL Water Management Dist.	0.2801	184,400	0	$184,400	$51.65
West Coast Inland Navigation	0.0394	184,400	0	$184,400	$7.27
Sarasota School Board					
School District Fund	5.4430	184,400	0	$184,400	$1,003.69
School Capital Impr	1.5000	184,400	0	$184,400	$276.60
City of Sarasota	3.2632	184,400	0	$184,400	$601.73
City of Sarasota Debt Service	0.2339	184,400	0	$184,400	$43.13
Emergency Medical Services	0.6600	184,400	0	$184,400	$121.70

Total Millage	15.8947	Total Taxes	$2,930.98

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$118.49
W156	Stormwater Utility	$90.65

EXHIBIT 392
EXHIBIT 12

Total Assessments	$209.14
Taxes & Assessments	$3,140.12

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2019	PAYMENT	8048995.0001	2019	$3,014.52

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 393

Prepared by and Return to:
Sheri L. Wills
MTI Title Insurance Agency, Inc.
2801 Fruitville Road, Suite 130
Sarasota, FL 34237

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #0061150089
File- MFL-2223022
Consideration Amount $705,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018109228 2 PG(S)
8/15/2018 2:17 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2274750

Doc Stamp-Deed: $4,935.00

WARRANTY DEED

This Indenture, Made this **August 15, 2018**, between **Keith Kleppinger, a single man** whose post office address is: 7341 Phillips St, Sarasota, FL 34243 **and Terry Diane Lorenz, a single woman, as tenants in common** whose post office address is: P O Box 19732, Sarasota, FL 34276 hereinafter called the "Grantor"*, and, **Cynthia J. Burnell, an unmarried woman,** whose post office address is: 5844 Meriweather Place, Sarasota, FL 34232, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten ($10.00) Dollars and other valuable consideration, 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, FL, and being further described as follows:

Lot 7, PHILLIPPI PINES, according to the plat thereof, as recorded in Plat Book 45, Page 47, of the Public Records of Sarasota County, Florida.

Property Address: 5844 Meriweather Place, Sarasota, FL 34232

_X__ Property is the homestead of the grantor(s)
____ Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member or the household of grantor resides thereon.

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

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

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

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

Keith Kleppinger
Keith Kleppinger

Terry Diane Lorenz
Terry Diane Lorenz

J. Wills
Witness #1 Signature

J. Wills
Witness #1 Print Name

Pamela Zwick
Witness #2 Signature

Pamela Zwick
Witness #2 Print Name

State of Florida ; **County of** Sarasota

The foregoing instrument was acknowledged by me this August 15, 2018 by: Keith Kleppinger and Terry Diane Lorenz who is/are personally known by me or who has/ produced: a valid driver's license as identification and who did not take an oath.

Sheri L. Wills
Notary Public

My Commission Expires: 6/8/21

SHERI L. WILLS
Commission # GG 103413
Expires June 8, 2021
Bonded Thru Budget Notary Services

EXHIBIT 394

Sarasota County Tax Collector

generated on 12/18/2019 10:24:54 AM EST

Tax Record

Last Update: 12/18/2019 10:24:55 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061150089	REAL ESTATE	2019

Mailing Address
BURNELL CYNTHIA J
5844 MERIWETHER PL
SARASOTA FL 34232-5000

Property Address
5844 MERIWETHER PL 001

Old Account Number
0061-15-0089

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0100

Escrow Code
940119

Legal Description
5844 MERIWETHER PL LOT 7, PHILLIPPI PINES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	541,000	50,000	$491,000	$1,574.88
Bonds-Debt Service	0.1317	541,000	50,000	$491,000	$64.66
Sarasota Co. Legacy Trl	0.0419	541,000	50,000	$491,000	$20.57
Mosquito Control	0.0520	541,000	50,000	$491,000	$25.53
Sarasota Memorial Hospital	1.0420	541,000	50,000	$491,000	$511.62
SW FL Water Management Dist.	0.2801	541,000	50,000	$491,000	$137.53
West Coast Inland Navigation	0.0394	541,000	50,000	$491,000	$19.35
Sarasota School Board					
School District Fund	5.4430	541,000	25,000	$516,000	$2,808.59
School Capital Impr	1.5000	541,000	25,000	$516,000	$774.00
Emergency Medical Services	0.6600	541,000	50,000	$491,000	$324.06

Total Millage	12.3976	Total Taxes	$6,260.79

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$230.20
G64A	Solid Waste Service District	$186.59
W056	Stormwater Utility	$46.88

EXHIBIT 12 EXHIBIT 394

Total Assessments	$463.67
Taxes & Assessments	$6,724.46

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2019	PAYMENT	8051031.0001	2019	$6,455.48

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 394

EXHIBIT 395

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012135853 1 PG
2012 OCT 18 01:12 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SARMISTEAD Receipt#1549078
Doc Stamp-Deed: 2,065.00

Prepared by and Return to:
Lauren Kohl
Gibson, Kohl, Wolff & Hric, P.L.
414 South Tamiami Trail
Osprey, FL 34229
Our File Number: 10729

$10.70
#2065.00

For official use by Clerk's office only

STATE OF ~~Florida~~ PA
COUNTY OF ~~Sarasota~~ Lancaster

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this October 12, 2012 between CENTRAL PENN CAPITAL MANAGEMENT LLC, a Pennsylvania Limited Liability Company, whose mailing address is: c/o Noble Real Estate, 100 S. 7th St., Akron, Pennsylvania 17501, partyof the first part, and THOMAS R. MCCALL and SUSAN COAKLEY, husband and wife, whose mailing address is: 759 Stonecrest Dr., Sarasota, Florida 34232, party/parties of the second part.

WITNESSETH:

First party, for and in consideration of the sum of Two Hundred Ninety Five Thousand dollars & no cents, $295.000.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 51, THE OAKS AT WOODLAND PARK, PHASE II, according to the plat thereof, as recorded in Plat Book 39, Pages 32, 32A and 32B, of the Public Records of Sarasota County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 12 day of October, 2012.

Signed, sealed and delivered
in the presence of:

Witness Signature: Gordon S. Pawson

Print witness # 1 name Gordon S. Pawson

Witness Signature: Anthony C. Freeman

Print witness # 2 name Anthony C. Freeman

CENTRAL PENN CAPITAL MANAGEMENT LLC, a
Pennsylvania Limited Liability Company

By: Kenneth L Herr MGR
Print Name: KENNETH L HERR
Title: MANAGER

State of PA
County of Lancaster

THE FOREGOING INSTRUMENT was acknowledged before me this ____ day of October, 2012 by Kenneth L Herr in his/her capacity as Manager of CENTRAL PENN CAPITAL MANAGEMENT LLC, a Pennsylvania Limited Liability Company, who is personally known to me or who has produced PA DL as identification and did take an oath.

Notary Public
Notary Seal
My Commission Expires:

NOTARIAL SEAL
STACEY L RESSLER
Notary Public
AKRON BORO., LANCASTER COUNTY
My Commission Expires Oct 20, 2015

2012135853

DEED - Special Warranty Deed - Corporate

EXHIBIT 395

EXHIBIT 396

Sarasota County Tax Collector

generated on 12/20/2019 3:09:29 PM EST

Tax Record

Last Update: 12/20/2019 3:09:29 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040036	REAL ESTATE	2018

Mailing Address
MC CALL THOMAS R
COAKLEY SUSAN
759 STONECREST DR
SARASOTA FL 34232-7402

Property Address
759 STONECREST DR 001

Old Account Number
0052-04-0036

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
759 STONECREST DR LOT 51 THE OAKS AT WOODLAND PARK PH 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	246,270	50,000	$196,270	$630.81
Bonds-Debt Service	0.1222	246,270	50,000	$196,270	$23.98
Mosquito Control	0.0550	246,270	50,000	$196,270	$10.79
Sarasota Memorial Hospital	1.0420	246,270	50,000	$196,270	$204.51
SW FL Water Management Dist.	0.2955	246,270	50,000	$196,270	$58.00
West Coast Inland Navigation	0.0394	246,270	50,000	$196,270	$7.73
Sarasota School Board					
School District Fund	5.5030	246,270	25,000	$221,270	$1,217.65
School Capital Impr	1.5000	246,270	25,000	$221,270	$331.91
Emergency Medical Services	0.6600	246,270	50,000	$196,270	$129.54

Total Millage	12.4311	Total Taxes	$2,614.92

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$210.19
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$416.55

Taxes & Assessments	$3,031.47

EXHIBIT 12 EXHIBIT 396

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/9/2018	PAYMENT	5509150.0001	2018	$2,910.21

EXHIBIT 396

Sarasota County Tax Collector

generated on 12/20/2019 3:08:26 PM EST

Tax Record

Last Update: 12/20/2019 3:08:26 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040036	REAL ESTATE	2019

Mailing Address
MC CALL THOMAS R
COAKLEY SUSAN
759 STONECREST DR
SARASOTA FL 34232-7402

Property Address
759 STONECREST DR 001

Old Account Number
0052-04-0036

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
759 STONECREST DR LOT 51 THE OAKS AT WOODLAND PARK PH 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	250,949	50,000	$200,949	$644.54
Bonds-Debt Service	0.1317	250,949	50,000	$200,949	$26.47
Sarasota Co. Legacy Trl	0.0419	250,949	50,000	$200,949	$8.42
Mosquito Control	0.0520	250,949	50,000	$200,949	$10.45
Sarasota Memorial Hospital	1.0420	250,949	50,000	$200,949	$209.39
SW FL Water Management Dist.	0.2801	250,949	50,000	$200,949	$56.29
West Coast Inland Navigation	0.0394	250,949	50,000	$200,949	$7.92
Sarasota School Board					
School District Fund	5.4430	250,949	25,000	$225,949	$1,229.84
School Capital Impr	1.5000	250,949	25,000	$225,949	$338.92
Emergency Medical Services	0.6600	250,949	50,000	$200,949	$132.63

Total Millage	12.3976	Total Taxes	$2,664.87

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$212.59
G64A	Solid Waste Service District	$186.59
W056	Stormwater Utility	$46.88

EXHIBIT 12 EXHIBIT 396

Total Assessments	$446.06
Taxes & Assessments	$3,110.93

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/18/2019	PAYMENT	5516802.0001	2019	$2,986.49

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 397

RECORDED IN OFFICIAL RECORDS
INSTRUMENT #2013162138 2 PG

12/05/2013 10:35:13 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1689950

Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1309.00
Intang. Tax: $0.00

Prepared by and Return to:
Genesis Title Company

1140 Kyle Wood Lane
Brandon, Florida 33511-4731
Our File Number: 0813167

For official use by Clerk's office only

STATE OF UTAH)
COUNTY OF SALT LAKE)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 5th day of November, 2013, between U.S. Bank, National Association, for Certificateholders of Bear Stearns Asset Backed Securites I, LLC, Asset Backed Certificates, Series 2007-AC5, a national banking association organized and existing under the laws of the United States of America, whose mailing address is: 3815 Southwest Temple Street, Salt Lake City, Utah 84114, party of the first part, and Zsolt Csesznok, a single person and Marianna Bartus, a single person, whose mailing address is: 5001 Baraldi Cir #201, Sarasota, FL 34235, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of One Hundred Eighty Seven Thousand dollars & no cents ($187,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit in the County of Sarasota, State of Florida:

Lot 54, Block 3, Tamaron, Unit No. 3, as per plat thereof, recorded in Plat Book 25, Page 5 and 5A, of the Public Records of Sarasota County, Florida

Parcel ID: 0053-11-0057

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth above.

Signed, sealed and delivered
in the presence of:

11/5/13
Witness signature
Tracie Vanderlinden, REO Closer
Print witness name

11/05/13
Witness signature
Dhari Handy, REO Closer
Print witness name

U.S. Bank, National Association, for Certificateholders of Bear Stearns Asset Backed Securites I, LLC, Asset Backed Certificates, Series 2007-AC5

By: 11/5/13
Print Name: Mike Sanders, Doc. Control Officer
Doc. Control Officer- Select Portfolio Servicing, Inc.
Attorney-in-Fact
3815 SW Temple Street, Salt Lake City, UT 84114
(Corporate Seal)

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL UTAH

State of Utah
County of Salt Lake

THE FOREGOING INSTRUMENT was acknowledged before me this 5TH day of November, 2013, by Mike Sanders, Doc. Control Officer, as Doc. Control Officer of Select Portfolio Servicing, Inc., as Attorney-in-Fact for U.S. Bank, National Association, for Certificateholders of Bear Stearns Asset Backed Securites I, LLC, Asset Backed Certificates, Series 2007-AC5, who is personally known to me or who has produced valid driver's license as identification.

Notary Public
Julee Metters
Print Notary Name

JULEE METTERS
Notary Public State of Utah
My Commission Expires on:
April 15, 2016
Comm. Number: 654489

My Commission Expires: 4-15-16

Notary Seal

EXHIBIT 398

AFDOCS/17194174.1

Sarasota County Tax Collector

generated on 11/4/2019 11:14:42 AM EST

Tax Record

Last Update: 11/4/2019 11:14:41 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053110057	REAL ESTATE	2019

Mailing Address
CSESZNOK ZSOLT
BARTUS MARIANNA
5001 BARALDI CIR #201
SARASOTA FL 34235

Property Address
1620 SPRINGWOOD DR 001

Old Account Number
0053-11-0057

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code
Legal Description
1620 SPRINGWOOD DR LOT 54 BLK 3 TAMARON UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	244,023	0	$244,023	$782.70
Bonds-Debt Service	0.1317	244,023	0	$244,023	$32.14
Sarasota Co. Legacy Trl	0.0419	244,023	0	$244,023	$10.22
Mosquito Control	0.0520	244,023	0	$244,023	$12.69
Sarasota Memorial Hospital	1.0420	244,023	0	$244,023	$254.27
SW FL Water Management Dist.	0.2801	244,023	0	$244,023	$68.35
West Coast Inland Navigation	0.0394	244,023	0	$244,023	$9.61
Sarasota School Board					
School District Fund	5.4430	244,300	0	$244,300	$1,329.73
School Capital Impr	1.5000	244,300	0	$244,300	$366.45
Emergency Medical Services	0.6600	244,023	0	$244,023	$161.06

Total Millage	12.3976	Total Taxes	$3,027.22

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$179.37
G64A	Solid Waste Service District	$186.59
W056	Stormwater Utility	$90.65

Total Assessments	$456.61

EXHIBIT 12 EXHIBIT 398

Taxes & Assessments	$3,483.83

If Paid By	Amount Due
11/30/2019	**$3,344.48**
12/31/2019	$3,379.32
1/31/2020	$3,414.15
2/29/2020	$3,448.99
3/31/2020	$3,483.83

Date Paid	Transaction	Receipt	Item	Amount Paid

Prior Year Taxes Due
NO DELINQUENT TAXES

Pay Now

EXHIBIT 398

EXHIBIT 2

EXHIBIT 399

Stewart Title of Sarasota, Inc.

This Instrument Prepared by:
DAVID RUSSELL
3530 Webber Street
Sarasota, FL 34239
for the purposes of title insurance.

Property Appraisers Parcel I.D. (Folio) Number(s):
52040038
Grantee(s) S.S.#(s):

WARRANTY DEED
(FROM CORPORATION)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002204037 1 PG
2002 DEC 09 10:17 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CBETHEL Receipt#251238
Doc Stamp-Deed: 1,547.70

2002204037

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE

This Warranty Deed *Made and executed the* 25 *day of* NOV *A.D.* 2002 *by*
Morrison Homes of Florida, Inc. d/b/a Morrison Homes

a corporation existing under the laws of Florida *and having its principal place of business at* 100 Tampa Oaks Blvd. Temple Terrace, FL 33637 *hereinafter called the grantor, to* David W. Gaul and Cynthia L. Gaul, husband and wife
whose postoffice address is 743 Stonecrest Drive Sarasota, FL 34232 *hereinafter called the 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 an in consideration of the sum of $* 10.00 *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 situated in* Sarasota *County, Florida, viz:*

Lot 53, THE OAKS AT WOODLAND PARK PHASE II, according to the Plat recorded in Plat Book 39, Pages 32, 32A and 32B, as recorded in the Public Records of Sarasota County, Florida; said land situate, lying and being in Sarasota County, Florida.

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 it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 2002 *, restrictions, reservations, covenants and easements of record, if any.*

In Witness Whereof, *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto afffixed, by its proper officers thereunto duly authorized, the day and year first above written.*

(Corporate Seal)

ATTEST: _____
Secretary

Signed, sealed and delivered in our presence:

Witness Signature
DIANA LOPEZ
Printed Name

Witness Signature
Paula DuPree
Printed Name

Morrison Homes of Florida, Inc.
d/b/a Morrison Homes

BY: _____
Michael A. Storey
Division President
Printed Name and Title

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 25th day of November
by Michael A. Storey
d/b/a Morrison Homes Division President
a Florida Corporation, on behalf of the corporation. He/she is personally known to me or who has
produced license as identification and did ✓ take an oath.

Paula M. DuPree
Notary Signature

SEAL

Printed Notary Signature: Paula M. DuPree
Title or Rank: Commission # CC 887956
Serial Number: Expires Nov. 13, 2003
My Commission Expires: Bonded Thru Atlantic Bonding Co., Inc.

EXHIBIT 2

EXHIBIT 400

Sarasota County Tax Collector

generated on 12/20/2019 3:17:41 PM EST

Tax Record

Last Update: 12/20/2019 3:17:40 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040038	REAL ESTATE	2018

Mailing Address
GAUL CYNTHIA L
GAUL DAVID W
743 STONECREST DR
SARASOTA FL 34232-7402

Property Address
743 STONECREST DR 001

Old Account Number
0052-04-0038

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0100

Escrow Code
940141

Legal Description
743 STONECREST DR LOT 53 THE OAKS AT WOODLAND PARK PH 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	218,125	50,000	$168,125	$540.35
Bonds-Debt Service	0.1222	218,125	50,000	$168,125	$20.54
Mosquito Control	0.0550	218,125	50,000	$168,125	$9.25
Sarasota Memorial Hospital	1.0420	218,125	50,000	$168,125	$175.19
SW FL Water Management Dist.	0.2955	218,125	50,000	$168,125	$49.68
West Coast Inland Navigation	0.0394	218,125	50,000	$168,125	$6.62
Sarasota School Board					
School District Fund	5.5030	218,125	25,000	$193,125	$1,062.76
School Capital Impr	1.5000	218,125	25,000	$193,125	$289.69
Emergency Medical Services	0.6600	218,125	50,000	$168,125	$110.96

Total Millage	12.4311	Total Taxes	$2,265.04

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$184.40
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$390.76

Taxes & Assessments	$2,655.80

EXHIBIT 400

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	7229308.0001	2018	$2,549.57

EXHIBIT 400

Sarasota County Tax Collector

generated on 12/20/2019 3:17:09 PM EST

Tax Record

Last Update: 12/20/2019 3:17:08 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040038	REAL ESTATE	2019

Mailing Address
GAUL CYNTHIA L
GAUL DAVID W
743 STONECREST DR
SARASOTA FL 34232-7402

Property Address
743 STONECREST DR 001

Old Account Number
0052-04-0038

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940141

Legal Description
743 STONECREST DR LOT 53 THE OAKS AT WOODLAND PARK PH 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	222,269	50,000	$172,269	$552.55
Bonds-Debt Service	0.1317	222,269	50,000	$172,269	$22.69
Sarasota Co. Legacy Trl	0.0419	222,269	50,000	$172,269	$7.22
Mosquito Control	0.0520	222,269	50,000	$172,269	$8.96
Sarasota Memorial Hospital	1.0420	222,269	50,000	$172,269	$179.50
SW FL Water Management Dist.	0.2801	222,269	50,000	$172,269	$48.25
West Coast Inland Navigation	0.0394	222,269	50,000	$172,269	$6.79
Sarasota School Board					
School District Fund	5.4430	222,269	25,000	$197,269	$1,073.74
School Capital Impr	1.5000	222,269	25,000	$197,269	$295.90
Emergency Medical Services	0.6600	222,269	50,000	$172,269	$113.70

Total Millage	12.3976	Total Taxes	$2,309.30

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$186.51
G64A	Solid Waste Service District	$186.59
W056	Stormwater Utility	$46.88

EXHIBIT 12 EXHIBIT 400

Total Assessments	$419.98
Taxes & Assessments	$2,729.28

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2019	PAYMENT	8028514.0001	2019	$2,620.11

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 401

2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002012328 2 PGS
2002 JAN 23 11:25 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#128812
Doc Stamp-Deed: 0.70

THIS INSTRUMENT PREPARED BY:
KURT F LEWIS
6624 Gateway Avenue
Sarasota, Florida 34231

339

2002012328

WARRANTY DEED

THIS WARRANTY DEED made this January 16, 2002, by SUSAN M SCHMITT, a single woman, and ELEANOR V PETERMAN, a single woman, called the Grantor, to SUSAN M SCHMITT as Trustee of the SCHMITT REVOCABLE TRUST an unrecorded Trust dated January 26, 2000, called the Grantee,

IN CONSIDERATION of the sum of $10.00 and other valuable consideration, the receipt of which is acknowledged, the GRANTOR sellsand convey to the GRANTEE all that certain property situate in Sarasota County, Florida, described as follows:

Street Address: 767 Stonecrest Drive, Sarasota, Florida 34232
Real estate Tax ID # 0052-04-0035
Legal Description:

Lot 50 THE OAKS AT WOODLAND PARK, PHASE II, as per plat thereof recorded in Plat Book 39, Pages 32, 32-A and 32-B of the Public Records of Sarasota County, Florida

GRANTOR - SUSAN M SCHMITT
- ELEANOR V PETERMAN
of 767 Stonecrest Drive, Sarasota, Florida 34232
GRANTEE - SUSAN M SCHMITT as Trustee of the SCHMITT REVOCABLE TRUST
of 767 Stonecrest Drive, Sarasota, Florida 34232

SUBJECT TO:

Any and all easements, restrictions and reservations of record
Taxes for current and subsequent years

THIS INSTRUMENT IS PREPARED AT THE REQUEST OF THE GRANTOR ON INFORMATION PROVIDED BY GRANTOR STRICTLY AS A SCRIVENER'S SERVICE WITHOUT REVIEW OF TITLE OR PUBLIC RECORDS

THE FOREMENTIONED UNRECORDED TRUST CONTAINS POWERS OF SALE WHICH VEST IN THE TRUSTEE PURSUANT TO FLORIDA STATUTE 689

EXHIBIT 2

EXHIBIT 401

OFFICIAL RECORDS INSTRUMENT # 2002012328 2 PGS

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the Trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

TOGETHER with all improvements located on the property and any and all easements or benefits enjoyed or owned by the GRANTOR pertaining to the property.

GRANTOR WARRANT AS FOLLOWS:

1. Grantor are the legal owners of the land and improvements and have the legal right and authority to sell or convey the land to the GRANTEE.
2. Grantor have title to the land and will defend the title against the lawful claims of any third parties.
3. The land is free and clear of all encumbrances except those listed above and the real estate taxes accruing subsequent to December 31 of the prior year.

GRANTOR SWEAR AND AFFIRM that they are not non-resident aliens for purposes of U.S. income taxation.

IN WITNESS WHEREOF, the GRANTOR have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in our presence:

Kurt F Lewis

Martha L Taylor

Martha L Taylor

L.S.
SUSAN M SCHMITT

Eleanor V Peterman L.S.
ELEANOR V PETERMAN

STATE OF FLORIDA
COUNTY OF Sarasota

THE FOREGOING INSTRUMENT was sworn to and subscribed before me this January 16, 2002, by SUSAN M SCHMITT and ELEANOR V PETERMAN, Husband and Wife, who are personally known to me.

NOTARY PUBLIC

Martha L Taylor

OFFICIAL NOTARY SEAL
MARTHA L TAYLOR
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO DD070289
MY COMMISSION EXP NOV. 28,2005

EXHIBIT 2

EXHIBIT 401

EXHIBIT 402

Sarasota County Tax Collector

generated on 12/20/2019 3:20:26 PM EST

Tax Record

Last Update: 12/20/2019 3:20:25 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040035	REAL ESTATE	2018

Mailing Address
SCHMITT SUSAN M (TTEE)
767 STONECREST DR
SARASOTA FL 34232-7402

Property Address
767 STONECREST DR 001

Old Account Number
0052-04-0035

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
767 STONECREST DR LOT 50 THE OAKS AT WOODLAND PARK PH 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	218,543	50,000	$168,543	$541.70
Bonds-Debt Service	0.1222	218,543	50,000	$168,543	$20.60
Mosquito Control	0.0550	218,543	50,000	$168,543	$9.27
Sarasota Memorial Hospital	1.0420	218,543	50,000	$168,543	$175.62
SW FL Water Management Dist.	0.2955	218,543	50,000	$168,543	$49.80
West Coast Inland Navigation	0.0394	218,543	50,000	$168,543	$6.64
Sarasota School Board					
School District Fund	5.5030	218,543	25,000	$193,543	$1,065.07
School Capital Impr	1.5000	218,543	25,000	$193,543	$290.31
Emergency Medical Services	0.6600	218,543	50,000	$168,543	$111.24

Total Millage	12.4311	Total Taxes	$2,270.25

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$190.69
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$397.05

Taxes & Assessments	$2,667.30

EXHIBIT 402
EXHIBIT 2

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/13/2018	PAYMENT	9019091.0001	2018	$2,560.61

EXHIBIT 402

Sarasota County Tax Collector

generated on 12/20/2019 3:19:52 PM EST

Tax Record

Last Update: 12/20/2019 3:19:51 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040035	REAL ESTATE	2019

Mailing Address
SCHMITT SUSAN M (TTEE)
767 STONECREST DR
SARASOTA FL 34232-7402

Property Address
767 STONECREST DR 001

Old Account Number
0052-04-0035

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
767 STONECREST DR LOT 50 THE OAKS AT WOODLAND PARK PH 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	222,695	50,000	$172,695	$553.92
Bonds-Debt Service	0.1317	222,695	50,000	$172,695	$22.74
Sarasota Co. Legacy Trl	0.0419	222,695	50,000	$172,695	$7.24
Mosquito Control	0.0520	222,695	50,000	$172,695	$8.98
Sarasota Memorial Hospital	1.0420	222,695	50,000	$172,695	$179.95
SW FL Water Management Dist.	0.2801	222,695	50,000	$172,695	$48.37
West Coast Inland Navigation	0.0394	222,695	50,000	$172,695	$6.80
Sarasota School Board					
School District Fund	5.4430	222,695	25,000	$197,695	$1,076.05
School Capital Impr	1.5000	222,695	25,000	$197,695	$296.54
Emergency Medical Services	0.6600	222,695	50,000	$172,695	$113.98

Total Millage	12.3976	Total Taxes	$2,314.57

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$183.54
G64A	Solid Waste Service District	$186.59
W056	Stormwater Utility	$46.88

EXHIBIT 12 EXHIBIT 402

Total Assessments	$417.01
Taxes & Assessments	$2,731.58

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/12/2019	PAYMENT	9020714.0001	2019	$2,622.32

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 402

EXHIBIT 403

Prepared Without Benefit of Title Examination By and Return to:
Lawrence M. Hankin, Esquire
1820 Ringling Boulevard
Sarasota, Florida 34236

Property Appraisers Parcel Identification (Folio) Number(s):
0060-03-0032

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004020283 1 PG
2004 FEB 04 11:04 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MGEROLMO Receipt#431248

Doc Stamp-Deed: 0.70

2004020283

THIS WARRANTY DEED *made the 3rd day of February, 2004, by* ***RUBY SCHROCK, as Trustee of the Ruby Schrock Revocable Trust under agreement dated the 24th day of January, 1995,*** *hereinafter called the grantor, to* ***SANDRA ELAINE SCHROCK, a single woman,*** *whose post office address is* ***P.O. Box 7423, Sarasota, FL 34278,*** *hereinafter called the 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 corporation)

WITNESSETH: *That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:*

Lot 43, Block "E", ORANGE GROVE PARK, as per plat thereof recorded in Plat Book 7, Page 1, of the Public Records of Sarasota County, Florida.

SUBJECT TO *taxes for the current and subsequent years.*

SUBJECT TO *valid easements, restrictions and reservations of record.*

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.*

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

Signed, sealed and delivered in the presence of:

Witness Signature
Michael Hankin
Printed Name

Witness Signature
PETER HEATH JORGENSON
Printed Name

Ruby Schrock
RUBY SCHROCK, as Trustee
P.O. Box 7423, Sarasota, FL 34278
Post Office Address

STATE OF FLORIDA
COUNTY OF SARASOTA

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared ***RUBY SCHROCK, as Trustee of the Ruby Schrock Revocable Trust under agreement dated the 24th day of January, 1995,*** *known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named person* _____.

Witness my hand and official seal in the County and State last aforesaid this 3rd day of February, 2004.

NOTARY PUBLIC STATE OF FLORIDA
MICHAEL TAD HANKIN
MY COMMISSION # DD 151604
EXPIRES: September 18, 2006

Notary Signature

Printed Notary Signature
I am a Notary Public in and for the State of Florida and my commission expires on: _____

EXHIBIT 404

Sarasota County Tax Collector

generated on 12/23/2019 11:04:39 AM EST

Tax Record

Last Update: 12/23/2019 11:04:38 AM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030032	REAL ESTATE	2018

Mailing Address
SCHROCK SANDRA E
2003 INGRAM AVE
SARASOTA FL 34232-3248

Property Address
2003 INGRAM AVE 001

Old Account Number
0060-03-0032

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
2003 INGRAM AVE LOT 43 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	208,243	50,000	$158,243	$508.59
Bonds-Debt Service	0.1222	208,243	50,000	$158,243	$19.34
Mosquito Control	0.0550	208,243	50,000	$158,243	$8.70
Sarasota Memorial Hospital	1.0420	208,243	50,000	$158,243	$164.89
SW FL Water Management Dist.	0.2955	208,243	50,000	$158,243	$46.76
West Coast Inland Navigation	0.0394	208,243	50,000	$158,243	$6.23
Sarasota School Board					
School District Fund	5.5030	208,243	25,000	$183,243	$1,008.39
School Capital Impr	1.5000	208,243	25,000	$183,243	$274.86
Emergency Medical Services	0.6600	208,243	50,000	$158,243	$104.44

Total Millage	12.4311	Total Taxes	$2,142.20

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$260.59
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65

Total Assessments	$675.72

Taxes & Assessments	$2,817.92

EXHIBIT 404
EXHIBIT 2

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	9064729.0001	2018	$2,705.20

EXHIBIT 404

Sarasota County Tax Collector

generated on 12/23/2019 11:04:04 AM EST

Tax Record

Last Update: 12/23/2019 11:04:02 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030032	REAL ESTATE	2019

Mailing Address
SCHROCK SANDRA E
2003 INGRAM AVE
SARASOTA FL 34232-3248

Property Address
2003 INGRAM AVE 001

Old Account Number
0060-03-0032

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
2003 INGRAM AVE LOT 43 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	212,200	50,000	$162,200	$520.26
Bonds-Debt Service	0.1317	212,200	50,000	$162,200	$21.36
Sarasota Co. Legacy Trl	0.0419	212,200	50,000	$162,200	$6.80
Mosquito Control	0.0520	212,200	50,000	$162,200	$8.43
Sarasota Memorial Hospital	1.0420	212,200	50,000	$162,200	$169.01
SW FL Water Management Dist.	0.2801	212,200	50,000	$162,200	$45.43
West Coast Inland Navigation	0.0394	212,200	50,000	$162,200	$6.39
Sarasota School Board					
School District Fund	5.4430	212,200	25,000	$187,200	$1,018.93
School Capital Impr	1.5000	212,200	25,000	$187,200	$280.80
Emergency Medical Services	0.6600	212,200	50,000	$162,200	$107.05

Total Millage	12.3976	Total Taxes	$2,184.46

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$263.57
G64A	Solid Waste Service District	$186.59
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65

EXHIBIT 12 EXHIBIT 404

Total Assessments	$705.81
Taxes & Assessments	$2,890.27

If Paid By	Amount Due
11/30/2019	$2,774.66
12/31/2019	**$2,803.56**
1/31/2020	$2,832.46
2/29/2020	$2,861.37
3/31/2020	$2,890.27

Date Paid	Transaction	Receipt	Item	Amount Paid

Prior Year Taxes Due
NO DELINQUENT TAXES

Pay Now

EXHIBIT 404

EXHIBIT 405

595

This Warranty Deed

97073510

Made this 24 day of June A.D. 19 97
by MELVIN B. YOUNG and DIANE L. YOUNG, husband and wife

hereinafter called the grantor, to
LEROY SCHROCK and RUBY SCHROCK, husband and wife

whose post office address is:
2417 INGRAM AVENUE
SARASOTA, FL 34232
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "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)

OFFICIAL RECORDS
97 JUN 27 PM 2:51
CLERK CIRCUIT COURT SARASOTA CTY. FL

** OFFICIAL RECORDS ** BOOK 2985 PAGE 2426

Receipt #: 000000507442-01
Doc Stamp-Deed : 595.00
Karen E. Rushing, Sarasota Co. D.C.
By:

Witnesseth, that the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in SARASOTA County, Florida, viz:

The South 1/2 of Lot 17 and all of Lot 16, Block E, ORANGE GROVE PARK, according to the plat thereof recorded in Plat Book 7, Page 1, of the Public Records of SARASOTA County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 0060-11-0058

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 96

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

X _____ Name: Danielle M. Carey

X _____ Name: Heather Tullen

X _____ LS
Name & Address: MELVIN B. YOUNG
10992 W. Claritan
Boise, ID 83713

X _____ LS
Name & Address: DIANE L. YOUNG
10992 W. Claritan
Boise, ID 83713

_____ LS
Name & Address

_____ LS
Name & Address

State of IDAHO
County of X Ada

The foregoing instrument was acknowledged before me this X 24th day of June , 19 97 ,
by
MELVIN B. YOUNG and DIANE L. YOUNG

who is personally known to me or who has produced X Idaho Driver's License as identification.

NOTARY PUBLIC STATE OF IDAHO

X _____
Notary Public
Print Name:
My Commission Expires: X

SC

PREPARED BY: PATRICIA S. EISENMANN
RECORD & RETURN TO:
West Coast Title & Abstract Company
P.O. Box 7816
Sarasota, Florida 34278-7816
File No: 972018

WD-1
5/93

THIS QUIT-CLAIM DEED

Receipt #: 000000511052-01
Doc Stamp-Deed : 0.70
Karen E. Rushing, Sarasota Co.
By: _____ D.C.

Made this 3rd day of July , A.D. 1997 by

RUBY SCHROCK, individually and as Trustee of the Ruby Schrock Revocable Trust Under Agreement dated January 24, 1995, joined by her husband, LEROY SCHROCK,

hereinafter called first party, to

** OFFICIAL RECORDS **
BOOK 2992 PAGE 664

LEROY SCHROCK and RUBY SCHROCK, husband and wife

whose post office address is:
2417 INGRAM AVE., SARASOTA, FL 34232

hereinafter called second party,

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, *that the said first party, for and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate lying, and being in the County of SARASOTA, State of FLORIDA, to wit:*

Lots 14 and 15, Block E, ORANGE GROVE PARK, according to the plat thereof recorded in Plat Book 7, Page 1, of the Public Records of SARASOTA County, Florida.

PURSUANT TO DEPARTMENT OF REVENUE RULE #12B4.014 2b, NO BENEFICIAL INTEREST IS BEING CONVEYED UNDER THIS DEED AND NO CONSIDERATION IS BEING GIVEN.

Parcel # 0060-11-0059

TO HAVE AND TO HOLD, *the same together with all and singular the appurtenances there unto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit, and behalf of the said second party forever.*

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

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

Signed, sealed, and delivered in the presence of:

Witness Patricia S. Eisenmann
Patricia S. Eisenmann

Witness Germaine M. Burgett
Germaine M. Burgett

RUBY SCHROCK, Indiv. & as Tte.

LEROY SCHROCK

97 JUL 16 AM 10:13
CLERK CIRCUIT COURT
SARASOTA COUNTY, FL
RECORDED IN OFFICIAL RECORDS

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 3rd day of July, 1997 by RUBY SCHROCK, Indiv. & as Tte. and LEORY SCHROCK, who is/are personally known to me or who has produced drivers license as identification.

Notary Public
My commission expires:

OFFICIAL NOTARY SEAL
PATRICIA SUE EISENMANN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO CC574968
MY COMMISSION EXP AUG 15,2000

Prepared by: P. EISENMANN / West Coast Title & Abstract Company
3407 Bahia Vista Street, Sarasota, FL 34239
File No. 972132

Ret to: 504

EXHIBIT 2
EXHIBIT 405

19990503357

THIS QUIT-CLAIM DEED

Made this 9th day of April, A.D. 1999 by

RUBY SCHROCK, as Trustee of the RUBY SCHROCK REVOCABLE TRUST U/A/D 1/24/95

hereinafter called first party, to

LEROY SCHROCK AND RUBY SCHROCK, husband and wife

whose post office address is:
2417 INGRAM AVENUE, SARASOTA, FL 34232,

hereinafter called second party,

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, *that the said first party, for and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate lying, and being in the County of SARASOTA, State of FLORIDA, to wit:*
Lot 3, Block E, ORANGE GROVE PARK, according to the plat thereof recorded in Plat Book 7, Page 1, of the Public Records of SARASOTA County, Florida.

PURSUANT TO DEPARTMENT OF REVENUE RULE #12B4.014.2b, NO BENEFICIAL INTEREST IS BEING CONVEYED UNDER THIS DEED AND NO CONSIDERATION IS BEING GIVEN.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

PARCEL IDENTIFICATION NUMBER: 0060-11-0066 (indludes other lands)

TO HAVE AND TO HOLD, *the same together with all and singular the appurtenances there unto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit, and behalf of the said second party forever.*

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

Signed, sealed, and delivered in the presence of:

Witness Patricia S. Eisenmann

RUBY SCHROCK, Trustee

Witness Germaine M. Burgett

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999050357 1 PG
1999 APR 13 05:36 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RGAINES Receipt#094799
Doc Stamp-Deed: 0.70

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9th day of April, 1999 by RUBY SCHROCK, who is personally known to me or who has produced drivers license as identification.

Notary Public
My commission expires:

OFFICIAL NOTARY SEAL
PATRICIA SUE EISENMANN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC574968
MY COMMISSION EXP. AUG. 11, 2000

Prepared by: P. Eisenmann / West Coast Title & Abstract Company
Return to: 2407 Bahia Vista Street, Sarasota, FL 34239
File No. 994912

504

EXHIBIT 2

EXHIBIT 405

EXHIBIT 406

Sarasota County Tax Collector

generated on 12/23/2019 12:37:24 PM EST

Tax Record

Last Update: 12/23/2019 12:37:25 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110058	REAL ESTATE	2018

Mailing Address
SCHROCK LEROY
SCHROCK RUBY
2417 INGRAM AVE
SARASOTA FL 34232-3755

Property Address
2409 INGRAM AVE 001

Old Account Number
0060-11-0058

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
2409 INGRAM AVE LOT 16 & S 1/2 OF LOT 17 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	147,400	0	$147,400	$473.74
Bonds-Debt Service	0.1222	147,400	0	$147,400	$18.01
Mosquito Control	0.0550	147,400	0	$147,400	$8.11
Sarasota Memorial Hospital	1.0420	147,400	0	$147,400	$153.59
SW FL Water Management Dist.	0.2955	147,400	0	$147,400	$43.56
West Coast Inland Navigation	0.0394	147,400	0	$147,400	$5.81
Sarasota School Board					
School District Fund	5.5030	147,400	0	$147,400	$811.15
School Capital Impr	1.5000	147,400	0	$147,400	$221.10
Emergency Medical Services	0.6600	147,400	0	$147,400	$97.28
Total Millage	12.4311	**Total Taxes**			$1,832.35

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$168.74
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90
	Total Assessments	$575.12
	Taxes & Assessments	$2,407.47
	If Paid By	Amount Due

EXHIBIT 406
EXHIBIT 2

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9078574.0002	2018	$2,311.17

Sarasota County Tax Collector

generated on 12/23/2019 12:36:15 PM EST

Tax Record

Last Update: 12/23/2019 12:36:16 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110058	REAL ESTATE	2019

Mailing Address
SCHROCK LEROY
SCHROCK RUBY
2417 INGRAM AVE
SARASOTA FL 34232-3755

Property Address
2409 INGRAM AVE 001

Old Account Number
0060-11-0058

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
2409 INGRAM AVE LOT 16 & S 1/2 OF LOT 17 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	162,140	0	$162,140	$520.06
Bonds-Debt Service	0.1317	162,140	0	$162,140	$21.35
Sarasota Co. Legacy Trl	0.0419	162,140	0	$162,140	$6.79
Mosquito Control	0.0520	162,140	0	$162,140	$8.43
Sarasota Memorial Hospital	1.0420	162,140	0	$162,140	$168.95
SW FL Water Management Dist.	0.2801	162,140	0	$162,140	$45.42
West Coast Inland Navigation	0.0394	162,140	0	$162,140	$6.39
Sarasota School Board					
School District Fund	5.4430	163,900	0	$163,900	$892.11
School Capital Impr	1.5000	163,900	0	$163,900	$245.85
Emergency Medical Services	0.6600	162,140	0	$162,140	$107.01
Total Millage	12.3976	**Total Taxes**			$2,022.36

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$170.67
G64A	Solid Waste Service District	$186.59
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90
	Total Assessments	$604.16

EXHIBIT 406
EXHIBIT 2

Taxes & Assessments	$2,626.52

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2019	PAYMENT	9078683.0001	2019	$2,521.46

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 406

EXHIBIT 2

Sarasota County Tax Collector

generated on 12/23/2019 12:52:28 PM EST

Tax Record

Last Update: 12/23/2019 12:52:29 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110059	REAL ESTATE	2018

Mailing Address
SCHROCK LEROY
SCHROCK RUBY
2417 INGRAM AVE
SARASOTA FL 34232-3755

Property Address
2417 INGRAM AVE 001

Old Account Number
0060-11-0059

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940166

Legal Description
2417 INGRAM AVE LOTS 14 & 15 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	115,343	50,000	$65,343	$210.01
Bonds-Debt Service	0.1222	115,343	50,000	$65,343	$7.98
Mosquito Control	0.0550	115,343	50,000	$65,343	$3.59
Sarasota Memorial Hospital	1.0420	115,343	50,000	$65,343	$68.09
SW FL Water Management Dist.	0.2955	115,343	50,000	$65,343	$19.31
West Coast Inland Navigation	0.0394	115,343	50,000	$65,343	$2.57
Sarasota School Board					
School District Fund	5.5030	115,343	25,000	$90,343	$497.16
School Capital Impr	1.5000	115,343	25,000	$90,343	$135.51
Emergency Medical Services	0.6600	115,343	50,000	$65,343	$43.13

Total Millage	12.4311	Total Taxes	$987.35

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$197.96
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65

Total Assessments	$613.09

Taxes & Assessments	$1,600.44

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7261152.0001	2018	$1,536.42

Sarasota County Tax Collector

generated on 12/23/2019 12:42:48 PM EST

Tax Record

Last Update: 12/23/2019 12:42:47 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110059	REAL ESTATE	2019

Mailing Address
SCHROCK LEROY
SCHROCK RUBY
2417 INGRAM AVE
SARASOTA FL 34232-3755

Property Address
2417 INGRAM AVE 001

Old Account Number
0060-11-0059

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940166

Legal Description
2417 INGRAM AVE LOTS 14 & 15 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	117,535	50,000	$67,535	$216.62
Bonds-Debt Service	0.1317	117,535	50,000	$67,535	$8.89
Sarasota Co. Legacy Trl	0.0419	117,535	50,000	$67,535	$2.83
Mosquito Control	0.0520	117,535	50,000	$67,535	$3.51
Sarasota Memorial Hospital	1.0420	117,535	50,000	$67,535	$70.37
SW FL Water Management Dist.	0.2801	117,535	50,000	$67,535	$18.92
West Coast Inland Navigation	0.0394	117,535	50,000	$67,535	$2.66
Sarasota School Board					
School District Fund	5.4430	117,535	25,000	$92,535	$503.67
School Capital Impr	1.5000	117,535	25,000	$92,535	$138.80
Emergency Medical Services	0.6600	117,535	50,000	$67,535	$44.57
Total Millage	12.3976	**Total Taxes**			$1,010.84

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$200.22
G64A	Solid Waste Service District	$186.59
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65

EXHIBIT 406

Total Assessments	$642.46
Taxes & Assessments	$1,653.30

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2019	PAYMENT	8025992.0001	2019	$1,587.17

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 406

Sarasota County Tax Collector

generated on 12/23/2019 12:55:00 PM EST

Tax Record

Last Update: 12/23/2019 12:55:02 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060140077	REAL ESTATE	2018

Mailing Address
SCHROCK LEROY
SCHROCK RUBY
2417 INGRAM AVE
SARASOTA FL 34232-3755

Property Address
2607 INGRAM AVE 001

Old Account Number
0060-14-0077

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
2607 INGRAM AVE LOT 3 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	145,752	0	$145,752	$468.45
Bonds-Debt Service	0.1222	145,752	0	$145,752	$17.81
Mosquito Control	0.0550	145,752	0	$145,752	$8.02
Sarasota Memorial Hospital	1.0420	145,752	0	$145,752	$151.87
SW FL Water Management Dist.	0.2955	145,752	0	$145,752	$43.07
West Coast Inland Navigation	0.0394	145,752	0	$145,752	$5.74
Sarasota School Board					
School District Fund	5.5030	146,800	0	$146,800	$807.84
School Capital Impr	1.5000	146,800	0	$146,800	$220.20
Emergency Medical Services	0.6600	145,752	0	$145,752	$96.20

Total Millage	12.4311	Total Taxes	$1,819.20

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$91.99
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$498.37

Taxes & Assessments	$2,317.57

If Paid By	Amount Due

EXHIBIT 406

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9078574.0003	2018	$2,224.87

EXHIBIT 406

Sarasota County Tax Collector

generated on 12/23/2019 12:54:06 PM EST

Tax Record

Last Update: 12/23/2019 12:54:07 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060140077	REAL ESTATE	2019

Mailing Address
SCHROCK LEROY
SCHROCK RUBY
2417 INGRAM AVE
SARASOTA FL 34232-3755

Property Address
2607 INGRAM AVE 001

Old Account Number
0060-14-0077

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
2607 INGRAM AVE LOT 3 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	143,100	0	$143,100	$458.99
Bonds-Debt Service	0.1317	143,100	0	$143,100	$18.85
Sarasota Co. Legacy Trl	0.0419	143,100	0	$143,100	$6.00
Mosquito Control	0.0520	143,100	0	$143,100	$7.44
Sarasota Memorial Hospital	1.0420	143,100	0	$143,100	$149.11
SW FL Water Management Dist.	0.2801	143,100	0	$143,100	$40.08
West Coast Inland Navigation	0.0394	143,100	0	$143,100	$5.64
Sarasota School Board					
School District Fund	5.4430	143,100	0	$143,100	$778.89
School Capital Impr	1.5000	143,100	0	$143,100	$214.65
Emergency Medical Services	0.6600	143,100	0	$143,100	$94.45

Total Millage	12.3976	Total Taxes	$1,774.10

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$93.04
G64A	Solid Waste Service District	$186.59
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$526.53

EXHIBIT 406

Taxes & Assessments	$2,300.63

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2019	PAYMENT	9078684.0001	2019	$2,208.60

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 406

EXHIBIT 407

95069961

•• OFFICIAL RECORDS ••
BOOK 2752 PAGE 188

407
1500
70

This Instrument Prepared By And
After Recording Returned To:
Robert W. Darnell, Esq.
DAVIS, PERSSON, SMITH & DARNELL
2033 Main Street, Suite 406
Sarasota, Florida 34237
(813) 365-4950

Receipt #: 000000369943-01
Doc Stamp-Deed : 0.70
Karen E. Rushing, Sarasota Co
By: D.C.

WARRANTY DEED

THIS WARRANTY DEED, executed this 8th day of June, 19 95, by LEROY SCHROCK and RUBY SCHROCK, husband and wife, whose address is P.O. Box 7423, Sarasota, Florida 34278, County of Sarasota in the State of Florida, hereinafter referred to as "first party," to

RUBY SCHROCK, as Trustee of the RUBY SCHROCK REVOCABLE TRUST under agreement dated the 24th day of January, 1995, with the power and authority either to protect, conserve and to sell, or to lease, or to encumber or otherwise to manage and dispose of the real property described herein as provided for in Florida Statutes Section 689.071.

whose Social Security Number is [redacted] and whose post office address is P.O. Box 7423, Sarasota, Florida 34278, hereinafter referred to as "second party":

(Wherever used herein the term "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of $10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 43, Block E, ORANGE GROVE PARK, as per plat thereof recorded in Plat Book 7, Page 1, of the Public Records of Sarasota County, Florida. Subject to covenants, restrictions and easements of record.

Parcel I.D.#: 0060-03-0032 and 0060-11-0066

** OFFICIAL RECORDS **
BOOK 2752 PAGE 189

THIS WARRANTY DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN EXAMINATION OF TITLE.

First party hereby covenants with second party that first party is lawfully seized of the property in fee simple; that first party has good right and lawful authority to sell and convey the property; that first party hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.

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 the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

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

WITNESSES:

Margaret A. Potter
Print Name: Margaret A. Potter

Carol W. Wiggin
Print Name: Carol Wiggin

LEROY SCHROCK
Address: P.O. Box 7423
Sarasota, FL 34278

Margaret A. Potter
Print Name: Margaret A. Potter

Carol Wiggin
Print Name: Carol Wiggin

RUBY SCHROCK
Address: P.O. Box 7423
Sarasota, FL 34278

** OFFICIAL RECORDS **
BOOK 2752 PAGE 190

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was subscribed and acknowledged before me by LEROY SCHROCK and RUBY SCHROCK, who are personally known to me, who did not take an oath, and who acknowledged to and before me that they executed the same freely and voluntarily for the purposes therein expressed, this 8 day of June, 19 95.

Print Name: Robert W. Darnell
Notary Public, State of Florida

My commission expires:

ROBERT W. DARNELL
MY COMMISSION # CC 23548
EXPIRES: September 8, 1996
Bonded Thru Notary Public Underwriters

RECORDED IN OFFICIAL RECORDS
95 JUN 29 AM 10:08
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

(RWDrev\1296WD.1-8)

95078366

** OFFICIAL RECORDS **
BOOK 2758 PAGE 1671

This Instrument Prepared By And
After Recording Returned To:
Robert W. Darnell, Esq.
DAVIS, PERSSON, SMITH & DARNELL
2033 Main Street, Suite 406
Sarasota, Florida 34237
(813) 365-4950

407
✓
1500
10

WARRANTY DEED

THIS WARRANTY DEED, executed this 8th day of June, 19 95, by LEROY SCHROCK and RUBY SCHROCK, husband and wife, whose address is P.O. Box 7423, Sarasota, Florida 34278, County of Sarasota in the State of Florida, hereinafter referred to as "first party," to

RUBY SCHROCK, as Trustee of the RUBY SCHROCK REVOCABLE TRUST under agreement dated the 24th day of January, 1995, with the power and authority either to protect, conserve and to sell, or to lease, or to encumber or otherwise to manage and dispose of the real property described herein as provided for in Florida Statutes Section 689.071.

whose Social Security Number is [redacted] and whose post office address is P.O. Box 7423, Sarasota, Florida 34278, hereinafter referred to as "second party":

(Wherever used herein the term "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of $10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

Lots 9, 10 and 11, Block E, ORANGE GROVE PARK, as per plat thereof recorded in Plat Book 7, Page 1, of the Public Records of Sarasota County, Florida. Subject to restrictions, covenants and easements of record and governmental regulations.

Receipt #: 000000373491-01
Doc Stamp-Deed : 0.70
Karen E. Rushing, Sarasota Co
By: [signature] D.C.

EXHIBIT 407

** OFFICIAL RECORDS **
BOOK 2758 PAGE 1672

THIS WARRANTY DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN EXAMINATION OF TITLE.

First party hereby covenants with second party that first party is lawfully seized of the property in fee simple; that first party has good right and lawful authority to sell and convey the property; that first party hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.

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 the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

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

WITNESSES:

Margaret A. Potter
Print Name: Margaret A. Potter

Carol Wiggins
Print Name: Carol Wiggins

LEROY SCHROCK
Address: P.O. Box 7423
Sarasota, FL 34278

Margaret A. Potter
Print Name: Margaret A. Potter

Carol Wiggins
Print Name: Carol Wiggins

RUBY SCHROCK
Address: P.O. Box 7423
Sarasota, FL 34278

** OFFICIAL RECORDS **
BOOK 2758 PAGE 1673

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was subscribed and acknowledged before me by LEROY SCHROCK and RUBY SCHROCK, who are personally known to me, who did not take an oath, and who acknowledged to and before me that they executed the same freely and voluntarily for the purposes therein expressed, this 8 day of June, 19 95.

Print Name: Roberta W. Darnell
Notary Public, State of Florida

My commission expires:

ROBERT W. DARNELL
MY COMMISSION # CC 226618
EXPIRES: September 9, 1998
Bonded Thru Notary Public Underwriters

95 JUN 21 AM 10:23

GWDocs\cs\1294\WD.10

EXHIBIT 408

Sarasota County Tax Collector

generated on 12/23/2019 12:58:36 PM EST

Tax Record

Last Update: 12/23/2019 12:58:36 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110063	REAL ESTATE	2018

Mailing Address
SCHROCK RUBY (TTEE)
2417 INGRAM AVE
SARASOTA FL 34232-3755

Property Address
2505 INGRAM AVE 001

Old Account Number
0060-11-0063

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
2505 INGRAM AVE LOTS 9 10 & 11 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	167,171	0	$167,171	$537.29
Bonds-Debt Service	0.1222	167,171	0	$167,171	$20.43
Mosquito Control	0.0550	167,171	0	$167,171	$9.19
Sarasota Memorial Hospital	1.0420	167,171	0	$167,171	$174.19
SW FL Water Management Dist.	0.2955	167,171	0	$167,171	$49.40
West Coast Inland Navigation	0.0394	167,171	0	$167,171	$6.59
Sarasota School Board					
School District Fund	5.5030	184,700	0	$184,700	$1,016.41
School Capital Impr	1.5000	184,700	0	$184,700	$277.05
Emergency Medical Services	0.6600	167,171	0	$167,171	$110.33

Total Millage	12.4311	Total Taxes	$2,200.88

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$142.25
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$151.94

Total Assessments	$618.67

Taxes & Assessments	$2,819.55

If Paid By	Amount Due

EXHIBIT 12 EXHIBIT 408

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9078574.0004	2018	$2,706.77

Sarasota County Tax Collector

generated on 12/23/2019 12:57:55 PM EST

Tax Record

Last Update: 12/23/2019 12:57:56 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110063	REAL ESTATE	2019

Mailing Address
SCHROCK RUBY (TTEE)
2417 INGRAM AVE
SARASOTA FL 34232-3755

Property Address
2505 INGRAM AVE 001

Old Account Number
0060-11-0063

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code

Legal Description
2505 INGRAM AVE LOTS 9 10 & 11 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	179,400	0	$179,400	$575.43
Bonds-Debt Service	0.1317	179,400	0	$179,400	$23.63
Sarasota Co. Legacy Trl	0.0419	179,400	0	$179,400	$7.52
Mosquito Control	0.0520	179,400	0	$179,400	$9.33
Sarasota Memorial Hospital	1.0420	179,400	0	$179,400	$186.93
SW FL Water Management Dist.	0.2801	179,400	0	$179,400	$50.25
West Coast Inland Navigation	0.0394	179,400	0	$179,400	$7.07
Sarasota School Board					
School District Fund	5.4430	179,400	0	$179,400	$976.47
School Capital Impr	1.5000	179,400	0	$179,400	$269.10
Emergency Medical Services	0.6600	179,400	0	$179,400	$118.40
Total Millage	12.3976	**Total Taxes**			$2,224.13

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$143.87
G64A	Solid Waste Service District	$186.59
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$151.94
	Total Assessments	$647.40

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Taxes & Assessments	$2,871.53

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2019	PAYMENT	9078682.0001	2019	$2,756.67

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 408

Sarasota County Tax Collector

generated on 12/23/2019 1:01:41 PM EST

Tax Record

Last Update: 12/23/2019 1:01:43 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110064	REAL ESTATE	2018

Mailing Address
SCHROCK RUBY (TTEE)
2417 INGRAM AVE
SARASOTA FL 34232

Property Address
2513 INGRAM AVE 001

Old Account Number
0060-11-0064

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
2513 INGRAM AVE LOT 8, BLK E, ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	102,000	0	$102,000	$327.83
Bonds-Debt Service	0.1222	102,000	0	$102,000	$12.46
Mosquito Control	0.0550	102,000	0	$102,000	$5.61
Sarasota Memorial Hospital	1.0420	102,000	0	$102,000	$106.28
SW FL Water Management Dist.	0.2955	102,000	0	$102,000	$30.14
West Coast Inland Navigation	0.0394	102,000	0	$102,000	$4.02
Sarasota School Board					
School District Fund	5.5030	102,000	0	$102,000	$561.31
School Capital Impr	1.5000	102,000	0	$102,000	$153.00
Emergency Medical Services	0.6600	102,000	0	$102,000	$67.32

Total Millage	12.4311	Total Taxes	$1,267.97

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$33.99

Total Assessments	$198.99

$1,466.96

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9078575.0002	2018	$1,408.28

Sarasota County Tax Collector

generated on 12/23/2019 1:01:01 PM EST

Tax Record

Last Update: 12/23/2019 1:01:02 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110064	**REAL ESTATE**	**2019**

Mailing Address
SCHROCK RUBY (TTEE)
2417 INGRAM AVE
SARASOTA FL 34232

Property Address
2513 INGRAM AVE 001

Old Account Number
0060-11-0064

Base Exempt Amount	Taxable Value
see below	**see below**

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
2513 INGRAM AVE LOT 8, BLK E, ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	112,200	0	$112,200	$359.88
Bonds-Debt Service	0.1317	112,200	0	$112,200	$14.78
Sarasota Co. Legacy Trl	0.0419	112,200	0	$112,200	$4.70
Mosquito Control	0.0520	112,200	0	$112,200	$5.83
Sarasota Memorial Hospital	1.0420	112,200	0	$112,200	$116.91
SW FL Water Management Dist.	0.2801	112,200	0	$112,200	$31.43
West Coast Inland Navigation	0.0394	112,200	0	$112,200	$4.42
Sarasota School Board					
School District Fund	5.4430	129,400	0	$129,400	$704.32
School Capital Impr	1.5000	129,400	0	$129,400	$194.10
Emergency Medical Services	0.6600	112,200	0	$112,200	$74.05
Total Millage	12.3976	**Total Taxes**			$1,510.42

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$33.99
	Total Assessments	$198.99

EXHIBIT 2
EXHIBIT 408

Taxes & Assessments	$1,709.41

If Paid By	Amount Due
11/30/2019	$1,641.03
12/31/2019	**$1,658.13**
1/31/2020	$1,675.22
2/29/2020	$1,692.32
3/31/2020	$1,709.41

Date Paid	Transaction	Receipt	Item	Amount Paid

Prior Year Taxes Due
NO DELINQUENT TAXES

Pay Now

EXHIBIT 2

EXHIBIT 408

Sarasota County Tax Collector

generated on 12/23/2019 1:03:36 PM EST

Tax Record

Last Update: 12/23/2019 1:03:35 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110066	**REAL ESTATE**	**2018**

Mailing Address
SCHROCK RUBY (TTEE)
PO BOX 50414
SARASOTA FL 34232

Property Address
2605 INGRAM AVE 001

Old Account Number
0060-11-0066

Base Exempt Amount	Taxable Value
see below	**see below**

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
2605 INGRAM AVE LOTS 4 & 5, BLK E, ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	55,886	0	$55,886	$179.62
Bonds-Debt Service	0.1222	55,886	0	$55,886	$6.83
Mosquito Control	0.0550	55,886	0	$55,886	$3.07
Sarasota Memorial Hospital	1.0420	55,886	0	$55,886	$58.23
SW FL Water Management Dist.	0.2955	55,886	0	$55,886	$16.51
West Coast Inland Navigation	0.0394	55,886	0	$55,886	$2.20
Sarasota School Board					
School District Fund	5.5030	76,800	0	$76,800	$422.63
School Capital Impr	1.5000	76,800	0	$76,800	$115.20
Emergency Medical Services	0.6600	55,886	0	$55,886	$36.88

Total Millage	12.4311	Total Taxes	$841.17

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$40.43

Total Assessments	$205.43

Taxes & Assessments	$1,046.60

If Paid By	Amount Due

EXHIBIT 2
EXHIBIT 408

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9078575.0001	2018	$1,004.74

EXHIBIT 2
EXHIBIT 408

Sarasota County Tax Collector

generated on 12/23/2019 1:02:53 PM EST

Tax Record

Last Update: 12/23/2019 1:02:54 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060110066	REAL ESTATE	2019

Mailing Address
SCHROCK RUBY (TTEE)
PO BOX 50414
SARASOTA FL 34232

Property Address
2605 INGRAM AVE 001

Old Account Number
0060-11-0066

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
2605 INGRAM AVE LOTS 4 & 5, BLK E, ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	61,475	0	$61,475	$197.18
Bonds-Debt Service	0.1317	61,475	0	$61,475	$8.10
Sarasota Co. Legacy Trl	0.0419	61,475	0	$61,475	$2.58
Mosquito Control	0.0520	61,475	0	$61,475	$3.20
Sarasota Memorial Hospital	1.0420	61,475	0	$61,475	$64.06
SW FL Water Management Dist.	0.2801	61,475	0	$61,475	$17.22
West Coast Inland Navigation	0.0394	61,475	0	$61,475	$2.42
Sarasota School Board					
School District Fund	5.4430	84,500	0	$84,500	$459.94
School Capital Impr	1.5000	84,500	0	$84,500	$126.75
Emergency Medical Services	0.6600	61,475	0	$61,475	$40.57

Total Millage	12.3976	Total Taxes	$922.02

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$40.43

EXHIBIT 2
EXHIBIT 408

Total Assessments	$205.43
Taxes & Assessments	$1,127.45

If Paid By	Amount Due
11/30/2019	$1,082.35
12/31/2019	**$1,093.63**
1/31/2020	$1,104.90
2/29/2020	$1,116.18
3/31/2020	$1,127.45

Date Paid	Transaction	Receipt	Item	Amount Paid

Prior Year Taxes Due
NO DELINQUENT TAXES

Pay Now

EXHIBIT 2
EXHIBIT 408

Sarasota County Tax Collector

generated on 12/23/2019 1:06:36 PM EST

Tax Record

Last Update: 12/23/2019 1:06:35 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060140075	**REAL ESTATE**	**2018**

Mailing Address
SCHROCK RUBY (TTEE)
PO BOX 50414
SARASOTA FL 34232

Property Address
INGRAM AVE 001

Old Account Number
0060-14-0075

Base Exempt Amount	Taxable Value
see below	**see below**

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
INGRAM AVE LOTS 1 & 2 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	54,275	0	$54,275	$174.44
Bonds-Debt Service	0.1222	54,275	0	$54,275	$6.63
Mosquito Control	0.0550	54,275	0	$54,275	$2.99
Sarasota Memorial Hospital	1.0420	54,275	0	$54,275	$56.55
SW FL Water Management Dist.	0.2955	54,275	0	$54,275	$16.04
West Coast Inland Navigation	0.0394	54,275	0	$54,275	$2.14
Sarasota School Board					
School District Fund	5.5030	76,800	0	$76,800	$422.63
School Capital Impr	1.5000	76,800	0	$76,800	$115.20
Emergency Medical Services	0.6600	54,275	0	$54,275	$35.82

Total Millage	12.4311	Total Taxes	$832.44

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$40.43

Total Assessments	$205.43
Taxes & Assessments	$1,037.87
If Paid By	Amount Due

EXHIBIT 2
EXHIBIT 408

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9078575.0003	2018	$996.36

EXHIBIT 2
EXHIBIT 408

Sarasota County Tax Collector

generated on 12/23/2019 1:05:58 PM EST

Tax Record

Last Update: 12/23/2019 1:05:58 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060140075	REAL ESTATE	2019

Mailing Address
SCHROCK RUBY (TTEE)
PO BOX 50414
SARASOTA FL 34232

Property Address
INGRAM AVE 001

Old Account Number
0060-14-0075

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
INGRAM AVE LOTS 1 & 2 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	59,703	0	$59,703	$191.50
Bonds-Debt Service	0.1317	59,703	0	$59,703	$7.86
Sarasota Co. Legacy Trl	0.0419	59,703	0	$59,703	$2.50
Mosquito Control	0.0520	59,703	0	$59,703	$3.10
Sarasota Memorial Hospital	1.0420	59,703	0	$59,703	$62.21
SW FL Water Management Dist.	0.2801	59,703	0	$59,703	$16.72
West Coast Inland Navigation	0.0394	59,703	0	$59,703	$2.35
Sarasota School Board					
School District Fund	5.4430	84,500	0	$84,500	$459.94
School Capital Impr	1.5000	84,500	0	$84,500	$126.75
Emergency Medical Services	0.6600	59,703	0	$59,703	$39.40
Total Millage	12.3976	**Total Taxes**			$912.33

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$40.43

EXHIBIT 2
EXHIBIT 408

Total Assessments	$205.43
Taxes & Assessments	$1,117.76

If Paid By	Amount Due
11/30/2019	$1,073.05
12/31/2019	**$1,084.23**
1/31/2020	$1,095.40
2/29/2020	$1,106.58
3/31/2020	$1,117.76

Date Paid	Transaction	Receipt	Item	Amount Paid

Prior Year Taxes Due
NO DELINQUENT TAXES

Pay Now

EXHIBIT 2
EXHIBIT 408

EXHIBIT 411

PATRICIA BARRON

Prepared By and Return To:
Alyssa M. Nohren
Icard, Merrill, Cullis, Timm, Furen & Ginsburg PA
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202

File Number: 40181-113004
Consideration: $10.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017025690 2 PG(S)
March 02, 2017 01:04:56 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $0.70

Quit Claim Deed

Made this February 21st, 2017 A.D. by **Michael Bergeron aka Michael J. Bergeron, a single man,** whose post office address is: 1812 Springwood Drive, Sarasota, FL 34232, hereinafter called the Grantor, to **Michael J. Bergeron, a single man, and Richard K. Nelson, a single man, as joint tenants with rights of survivorship,** whose post office address is: 1812 Springwood Drive, Sarasota, Florida 34232, hereinafter called the Grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives 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 Dollars ($10.00), and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all of the right, title, interest, claim and demand which the said Grantor has in and to all of that certain land situate in Sarasota County, Florida, viz:

Lot 65, Block 3, Tameron, Unit No. 3, according to the Plat thereof as recorded in Plat Book 25, Page(s) 5 and 5A, of the Public Records of Sarasota County, Florida

Address: 1812 Springwood Drive, Sarasota, FL 34232

Parcel ID No.: 0053140033

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the above described premises, with the appurtenances, unto the Grantee, Grantee's heirs and assigns forever.

EXHIBIT 2

EXHIBIT 411

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(Signature of first Witness)

(Printed name of first Witness)

(Signature of second Witness)

(Printed name of second Witness)

Michael Bergeron aka Michael J. Bergeron

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 21st day of February, 2017, by **Michael Bergeron aka Michael J. Bergeron**, ☐ who is/are personally known to me or ☒ who produced FL DL as identification.

(SEAL)

PATRICIA BARRON
MY COMMISSION #FF035943
EXPIRES: AUG 13, 2017
Bonded through 1st State Insurance

NOTARY PUBLIC
Printed Name: _____
My commission expires: _____

EXHIBIT 2

EXHIBIT 411

EXHIBIT 412

Sarasota County Tax Collector

generated on 1/2/2020 10:58:01 AM EST

Tax Record

Last Update: 1/2/2020 10:58:00 AM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140033	REAL ESTATE	2018

Mailing Address
BERGERON MICHAEL J
NELSON RICHARD K
1812 SPRINGWOOD DR
SARASOTA FL 34232

Property Address
1812 SPRINGWOOD DR 001

Old Account Number
0053-14-0033

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940184

Legal Description
1812 SPRINGWOOD DR LOT 65 BLK 3 TAMARON UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	135,660	50,000	$85,660	$275.31
Bonds-Debt Service	0.1222	135,660	50,000	$85,660	$10.47
Mosquito Control	0.0550	135,660	50,000	$85,660	$4.71
Sarasota Memorial Hospital	1.0420	135,660	50,000	$85,660	$89.26
SW FL Water Management Dist.	0.2955	135,660	50,000	$85,660	$25.31
West Coast Inland Navigation	0.0394	135,660	50,000	$85,660	$3.38
Sarasota School Board					
School District Fund	5.5030	135,660	25,000	$110,660	$608.96
School Capital Impr	1.5000	135,660	25,000	$110,660	$165.99
Emergency Medical Services	0.6600	135,660	50,000	$85,660	$56.54

Total Millage	12.4311	Total Taxes	$1,239.93

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$138.82
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$388.95

Taxes & Assessments	$1,628.88

EXHIBIT 2
EXHIBIT 412

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2018	PAYMENT	9073174.0001	2018	$1,563.72

EXHIBIT 2

EXHIBIT 412

Sarasota County Tax Collector

generated on 1/2/2020 10:57:11 AM EST

Tax Record

Last Update: 1/2/2020 10:57:10 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140033	REAL ESTATE	2019

Mailing Address
BERGERON MICHAEL J
NELSON RICHARD K
1812 SPRINGWOOD DR
SARASOTA FL 34232

Property Address
1812 SPRINGWOOD DR 001

Old Account Number
0053-14-0033

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940184

Legal Description
1812 SPRINGWOOD DR LOT 65 BLK 3 TAMARON UNIT 3

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	138,238	50,000	$88,238	$283.02
Bonds-Debt Service	0.1317	138,238	50,000	$88,238	$11.62
Sarasota Co. Legacy Trl	0.0419	138,238	50,000	$88,238	$3.70
Mosquito Control	0.0520	138,238	50,000	$88,238	$4.59
Sarasota Memorial Hospital	1.0420	138,238	50,000	$88,238	$91.94
SW FL Water Management Dist.	0.2801	138,238	50,000	$88,238	$24.72
West Coast Inland Navigation	0.0394	138,238	50,000	$88,238	$3.48
Sarasota School Board					
School District Fund	5.4430	138,238	25,000	$113,238	$616.35
School Capital Impr	1.5000	138,238	25,000	$113,238	$169.86
Emergency Medical Services	0.6600	138,238	50,000	$88,238	$58.24

Total Millage	12.3976	Total Taxes	$1,267.52

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$140.41
G64A	Solid Waste Service District	$186.59
W056	Stormwater Utility	$90.65

EXHIBIT 2
EXHIBIT 412

EXHIBIT 2

EXHIBIT 413

Sarasota County

December 9, 2019

John Doe
1234 Example St.
Sarasota, FL 34236

Certified Mail: 0000 0000 0000 0000 0000

Re: Action Needed to Address Private Encroachment on County-Owned Property

Dear Property Owner:

On June 30, 2019, Sarasota County acquired a former railroad corridor to become an extension of the Legacy Trail. On November 19, 2019, the Board of County Commissioners adopted the Legacy Trail Operation and Use Policy (the "Policy"), which prohibits encroachments onto the Legacy Trail by adjacent property owners.

As an adjacent property owner, your [insert type of encroachment] is extending beyond the legal boundaries onto the neighboring Sarasota County-owned Legacy Trail. This encroachment is a violation of the Policy and must be removed from the Legacy Trail by February 7, 2020 as construction on the Legacy Trail extension is expected to begin mid-2020. Please ensure compliance with this request by the aforementioned date to avoid any further actions.

Please contact encroachments@scgov.net or 941-861-5191 with questions.

Sincerely,

Hayley A. Baldinelli,
Manager, Property Management Division

cc/e-mail:
Nicole Rissler, Director, Parks, Recreation and Natural Resources
Jon Robinson, Manager, Parks, Recreation and Natural Resources

EXHIBIT 2
EXHIBIT 413

Sarasota County

Action needed to address private encroachment on Sarasota County-owned property

There is an encroachment(s) on your property and it must be removed from county-owned property by Feb. 7, 2020. Construction on the Legacy Trail extension is expected to begin mid-2020 and the encroachment impedes our ability to do so.

A letter was sent to the property owner with additional details. Please contact **encroachments@scgov.net** or **941-861-5191** with any questions.

Encroachment(s):

[redacted]

Fence and Building
Fence encroachment is approximately 26.4 ft. at northern boundary and 27.8 ft. at southern boundary.

EXHIBIT 2

EXHIBIT 414

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018129690 2 PG(S)
10/1/2018 10:17 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2290750

Doc Stamp-Deed: $0.70

Prepared by and return to:

D. Mark Payne, Attorney
9040 Town Center Parkway
Lakewood Ranch, FL 34202
941-567-5233
File Number: **18-1101**
Will Call No.:

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 27th day of **September, 2018** between **Daniel Ivanov and Carol Ivanov, husband and wife** whose post office address is **1245 Fraser Pine Blvd, Sarasota, FL 34239**, grantor, and **Daniel Ivanov as Trustee of the 2976 Poplar Street Land Trust with full FS 689.071 and 689.073 power and authority to sell, lease, encumber, or otherwise to manage and dispose of the real property** whose post office address is **1245 Fraser Pine Blvd, Sarasota, FL 34239**, 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)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 16, Block C, Glen Ridge Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 20, of the public records of Sarasota County, Florida.

2976 Poplar Street Sarasota, FL 34237

Parcel Identification Number: 2031-13-0071

This property was never the marital homestead of grantors. Naming change only no consideration.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

DoubleTime®

EXHIBIT 2
EXHIBIT 414

Signed, sealed and delivered in our presence:

Witness Name: Carla Weeder

Witness Name:

(Seal)
Daniel Ivanov

(Seal)
Carol Ivanov

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 27th day of September, 2018 by Daniel Ivanov and Carol Ivanov, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

ELIZABETH ACKROYD
MY COMMISSION # FF929813
EXPIRES: December 05, 2019

Notary Public

Printed Name: Elizabeth Ackroyd

My Commission Expires: 12/05/2019

DoubleTime®

EXHIBIT 2
EXHIBIT 414

EXHIBIT 415

Sarasota County Tax Collector

generated on 1/10/2020 10:12:32 AM EST

Tax Record

Last Update: 1/10/2020 10:12:31 AM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2031130071	REAL ESTATE	2018

Mailing Address
2976 POPLAR STREET LAND TRUST
1245 FRASER PINE BLVD
SARASOTA FL 34239

Property Address
2976 POPLAR ST 002

Old Account Number
2031-13-0071

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code
940053

Legal Description
2976 POPLAR ST LOT 16 BLK C GLEN RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	94,424	0	$94,424	$303.48
Bonds-Debt Service	0.1222	94,424	0	$94,424	$11.54
Mosquito Control	0.0550	94,424	0	$94,424	$5.19
Sarasota Memorial Hospital	1.0420	94,424	0	$94,424	$98.39
SW FL Water Management Dist.	0.2955	94,424	0	$94,424	$27.90
West Coast Inland Navigation	0.0394	94,424	0	$94,424	$3.72
Sarasota School Board					
School District Fund	5.5030	136,400	0	$136,400	$750.61
School Capital Impr	1.5000	136,400	0	$136,400	$204.60
City of Sarasota	3.2632	94,424	0	$94,424	$308.12
City of Sarasota Debt Service	0.2518	94,424	0	$94,424	$23.78
Emergency Medical Services	0.6600	94,424	0	$94,424	$62.32

Total Millage	15.9461	Total Taxes	$1,799.65

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$99.68
W156	Stormwater Utility	$81.90

Total Assessments	$181.58

Taxes & Assessments	$1,981.23

EXHIBIT 2
EXHIBIT 415

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7257575.0001	2018	$1,901.98

EXHIBIT 2

EXHIBIT 415

Sarasota County Tax Collector

generated on 1/10/2020 10:11:43 AM EST

Tax Record

Last Update: 1/10/2020 10:11:42 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2031130071	REAL ESTATE	2019

Mailing Address
2976 POPLAR STREET LAND TRUST
1245 FRASER PINE BLVD
SARASOTA FL 34239

Property Address
2976 POPLAR ST 002

Old Account Number
2031-13-0071

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0200

Escrow Code
940053

Legal Description
2976 POPLAR ST LOT 16 BLK C GLEN RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	130,500	0	$130,500	$418.58
Sarasota Co. Legacy Trl	0.0419	130,500	0	$130,500	$5.47
Bonds-Debt Service	0.1317	130,500	0	$130,500	$17.19
Mosquito Control	0.0520	130,500	0	$130,500	$6.79
Sarasota Memorial Hospital	1.0420	130,500	0	$130,500	$135.98
SW FL Water Management Dist.	0.2801	130,500	0	$130,500	$36.55
West Coast Inland Navigation	0.0394	130,500	0	$130,500	$5.14
Sarasota School Board					
School District Fund	5.4430	130,500	0	$130,500	$710.31
School Capital Impr	1.5000	130,500	0	$130,500	$195.75
City of Sarasota	3.2632	130,500	0	$130,500	$425.85
City of Sarasota Debt Service	0.2339	130,500	0	$130,500	$30.52
Emergency Medical Services	0.6600	130,500	0	$130,500	$86.13

Total Millage	15.8947	Total Taxes	$2,074.26

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$100.82
W156	Stormwater Utility	$81.90

EXHIBIT 2
EXHIBIT 415

Total Assessments	$182.72
Taxes & Assessments	$2,256.98

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2019	PAYMENT	8020046.0001	2019	$2,166.70

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 2
EXHIBIT 415

EXHIBIT 416

Prepared by and when
recorded, return to:

RIDDELL LAW GROUP and
RiddellTitle & Escrow, LLC
3400 South Tamiami Trail
Sarasota, FL 34239
Heather Perkins
File Number: 12-296.S

RECORDED IN OFFICIAL RECORDS
RECORDED IN PUBLIC RECORDS
INSTRUMENT # 2012153936 1 PG
2012 NOV 26 02:09 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
FMILLER Receipt#1561528

Doc Stamp-Deed: 2,067.10

Consideration: $295300.00

2012153936

WARRANTY DEED

This Indenture, made on 11-15-2012 by **Joseph Gagen and Michele L. Gagen, husband and wife,** whose address is 4971 Hubner Cir, Sarasota, FL 34241, hereinafter called the grantor, to **Nicholas J. Boris and Danette L. Boris, husband and wife,** whose address is 4454 Golden Lake Dr, Sarasota, Florida 34233, hereinafter called the grantee:

(Whenever used herein the term "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 Two Hundred Ninety Five Thousand Three Hundred Dollars, ($295300.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 17, McIntosh Lake, a subdivision according to the plat thereof recorded at Plat Book 36, Page 25 - 25A, in the Public Records of Sarasota County, Florida.

Parcel ID Number: **0071-08-0028**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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 whomsoever; and that said land is free of all encumbrances except current year taxes.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Julienne E. Riddell
Witness Printed Name Julienne E. Riddell

Heather Perkins
Witness Printed Name Heather Perkins

Joseph Gagen

Michele L. Gagen

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me on 11-15-12 by Joseph Gagen and Michele L. Gagen, who is/are personally known to me or who has produced photo id as identification.

SEAL

HEATHER PERKINS
Notary Public - State of Florida
My Comm. Expires Jul 14, 2015
Commission # EE 112575
Bonded Through National Notary Assn.

Heather Perkins
Notary Public
Print Name: Heather Perkins
My Commission Expires: 7-14-15

EXHIBIT 2

EXHIBIT 416

EXHIBIT 417

Tax Record

Last Update: 1/9/2020 12:04:42 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071080028	REAL ESTATE	2018

Mailing Address
BORIS NICHOLAS J
BORIS DANETTE L
4454 GOLDEN LAKE DR
SARASOTA FL 34233-1978

Property Address
4454 GOLDEN LAKE DR 001

Old Account Number
0071-08-0028

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940603

Legal Description
4454 GOLDEN LAKE DR LOT 17 MCINTOSH LAKE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	264,830	50,000	$214,830	$690.46
Bonds-Debt Service	0.1222	264,830	50,000	$214,830	$26.25
Mosquito Control	0.0550	264,830	50,000	$214,830	$11.82
Sarasota Memorial Hospital	1.0420	264,830	50,000	$214,830	$223.85
SW FL Water Management Dist.	0.2955	264,830	50,000	$214,830	$63.48
West Coast Inland Navigation	0.0394	264,830	50,000	$214,830	$8.46
Sarasota School Board					
School District Fund	5.5030	264,830	25,000	$239,830	$1,319.78
School Capital Impr	1.5000	264,830	25,000	$239,830	$359.75
Emergency Medical Services	0.6600	264,830	50,000	$214,830	$141.79

Total Millage	12.4311	Total Taxes	$2,845.64

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$198.38
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

EXHIBIT 2
EXHIBIT 417

Total Assessments	$404.74
Taxes & Assessments	$3,250.38

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2018	PAYMENT	7261505.0001	2018	$3,120.36

Tax Record

Last Update: 1/9/2020 12:03:57 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0071080028	REAL ESTATE	2019

Mailing Address
BORIS NICHOLAS J
BORIS DANETTE L
4454 GOLDEN LAKE DR
SARASOTA FL 34233-1978

Property Address
4454 GOLDEN LAKE DR 001

Old Account Number
0071-08-0028

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940603

Legal Description
4454 GOLDEN LAKE DR LOT 17 MCINTOSH LAKE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	269,862	50,000	$219,862	$705.21
Bonds-Debt Service	0.1317	269,862	50,000	$219,862	$28.96
Sarasota Co. Legacy Trl	0.0419	269,862	50,000	$219,862	$9.21
Mosquito Control	0.0520	269,862	50,000	$219,862	$11.43
Sarasota Memorial Hospital	1.0420	269,862	50,000	$219,862	$229.10
SW FL Water Management Dist.	0.2801	269,862	50,000	$219,862	$61.58
West Coast Inland Navigation	0.0394	269,862	50,000	$219,862	$8.66
Sarasota School Board					
School District Fund	5.4430	269,862	25,000	$244,862	$1,332.79
School Capital Impr	1.5000	269,862	25,000	$244,862	$367.29
Emergency Medical Services	0.6600	269,862	50,000	$219,862	$145.11

Total Millage	12.3976	Total Taxes	$2,899.34

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$200.65
G64A	Solid Waste Service District	$186.59

EXHIBIT 2
EXHIBIT 417

EXHIBIT 2

EXHIBIT 418

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004164863 2 PGS
2004 AUG 24 01:48 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#516335
Doc Stamp-Deed: 1,099.00

Prepared by and return to:
John R. Dunham, III
Attorney at Law
Lutz, Bobo & Telfair, P.A.
One Sarasota Tower, Suite 500 Two North Tamiami Trail
Sarasota, FL 34236
941-951-1800
File Number: 1277.2

Parcel Identification No: 60060063

2004164863

Warranty Deed

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

This Indenture made this 20th day of August, **2004** between **Maria A. Brigham, a single person**, whose post office address is 4617 Summer Oak Avenue E., Apartment 812, Sarasota, FL 34243 of the County of Sarasota, State of **Florida**, grantor*, and **Barbara S. Hair, a single woman and Lesley Dwyer, a single woman, as Joint Tenants With Right of Survivorship**, whose post office address is 2203 Ingram Avenue, Sarasota, FL 34232 of the County of Sarasota, State of **Florida**, 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:

Lot 31, Block E, ORANGE GROVE PARK, according to the Plat thereof, recorded in Plat Book 7, Page 1 of the Public Records of Sarasota County, Florida.

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

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 whomsoever.

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

INSTRUMENT # 2004164863
2 PGS

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:

Kristy Garcia
Witness

Printed Name: Kristy Garcia

Heather J Bonura
Witness

Printed Name: Heather J. Bonura

Maria Brigham
Maria A. Brigham

State of FLORIDA

County of SARASOTA

The foregoing instrument was acknowledged before me this 20th day of August, 2004, by Maria A. Brigham, who [ ] is personally known or [X] has produced a Florida driver's license as identification.

[Notary Seal]

Kristy Kae Garcia
Notary Public, State of Florida

Printed Name: Kristy Kae Garcia

My Commission Expires:

OFFICIAL NOTARY SEAL
KRISTY KAE GARCIA
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC971905
MY COMMISSION EXP. OCT. 31,2004

EXHIBIT 2
EXHIBIT 418

EXHIBIT 419

Sarasota County Tax Collector

generated on 1/14/2020 4:40:09 PM EST

Tax Record

Last Update: 1/14/2020 4:40:08 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060060063	REAL ESTATE	2018

Mailing Address
DWYER LESLEY
HAIR BARBARA S
2203 INGRAM AVE
SARASOTA FL 34232-3252

Property Address
2203 INGRAM AVE 001

Old Account Number
0060-06-0063

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940141

Legal Description
2203 INGRAM AVE LOT 31 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	107,818	50,000	$57,818	$185.83
Bonds-Debt Service	0.1222	107,818	50,000	$57,818	$7.07
Mosquito Control	0.0550	107,818	50,000	$57,818	$3.18
Sarasota Memorial Hospital	1.0420	107,818	50,000	$57,818	$60.25
SW FL Water Management Dist.	0.2955	107,818	50,000	$57,818	$17.09
West Coast Inland Navigation	0.0394	107,818	50,000	$57,818	$2.28
Sarasota School Board					
School District Fund	5.5030	107,818	25,000	$82,818	$455.74
School Capital Impr	1.5000	107,818	25,000	$82,818	$124.23
Emergency Medical Services	0.6600	107,818	50,000	$57,818	$38.16

Total Millage	12.4311	Total Taxes	$893.83

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$80.39
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$486.77

Taxes & Assessments	$1,380.60

EXHIBIT 2
EXHIBIT 419

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	7229420.0001	2018	$1,325.38

EXHIBIT 2
EXHIBIT 419

Sarasota County Tax Collector

generated on 1/14/2020 4:39:34 PM EST

Tax Record

Last Update: 1/14/2020 4:39:34 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060060063	REAL ESTATE	2019

Mailing Address
DWYER LESLEY
HAIR BARBARA S
2203 INGRAM AVE
SARASOTA FL 34232-3252

Property Address
2203 INGRAM AVE 001

Old Account Number
0060-06-0063

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
940141

Legal Description
2203 INGRAM AVE LOT 31 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	109,867	50,000	$59,867	$192.02
Bonds-Debt Service	0.1317	109,867	50,000	$59,867	$7.88
Sarasota Co. Legacy Trl	0.0419	109,867	50,000	$59,867	$2.51
Mosquito Control	0.0520	109,867	50,000	$59,867	$3.11
Sarasota Memorial Hospital	1.0420	109,867	50,000	$59,867	$62.38
SW FL Water Management Dist.	0.2801	109,867	50,000	$59,867	$16.77
West Coast Inland Navigation	0.0394	109,867	50,000	$59,867	$2.36
Sarasota School Board					
School District Fund	5.4430	109,867	25,000	$84,867	$461.93
School Capital Impr	1.5000	109,867	25,000	$84,867	$127.30
Emergency Medical Services	0.6600	109,867	50,000	$59,867	$39.51

Total Millage	12.3976	Total Taxes	$915.77

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$81.31
G64A	Solid Waste Service District	$186.59
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

EXHIBIT 2
EXHIBIT 419

EXHIBIT 2

EXHIBIT 420

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2011140337 1 PG
2011 DEC 05 03:52 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCOURSEY Receipt#1447420
Doc Stamp-Deed: 0.70

REC $10 DOC $ .70
PREPARED WITHOUT EXAMINATION
OF TITLE BY and RETURN TO:
JOHN D. DUMBAUGH, ESQ.
SYPRETT, MESHAD, et al P.A.
1900 Ringling Boulevard
SARASOTA, FLORIDA 34236

2011140337

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED made the 5th day of December, 2011, by **JOYCE P. HARDIE and WILLIAM J. HARDIE, Husband and Wife,** hereinafter called the grantor, whose post office address is: 2988 Poplar St., Sarasota, Florida 34237, to **JOYCE P. HARDIE and JULIE GWEN HARDIE, joint tenants with right of survivorship** whose post office address is: 2988 Poplar St., Sarasota, Florida 34237, hereinafter called the 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 corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and No/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, to wit:

Lot 17, Block C, GLEN RIDGE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6, Page 20, of the Public Records of Sarasota County, Florida. Parcel ID Number: 2013-13-0070
This a tax exempt, no consideration gift transfer of free and clear and unencumbered 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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

WITNESSES:

Laura A. Henry
Print Name: Laura A. Henry

John D. Dumbaugh
Print Name: John D. Dumbaugh

William J. Hardie
William J. Hardie

Joyce P. Hardie
Joyce P. Hardie

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by William J. Hardie and Joyce P. Hardie, who is personally known to me or who produced Drivers' Licenses as identification.

Witness my hand and official seal in the County and State last aforesaid this 5th day of December, 2011.

John David Dumbaugh
Notary Public
Printed Name: [SEAL]

My commission expires:

Notary Public State of Florida
John David Dumbaugh
My Commission EE054691
Expires 03/31/2015

59620

EXHIBIT 2

EXHIBIT 420

EXHIBIT 421

Sarasota County Tax Collector

generated on 1/14/2020 4:38:46 PM EST

Tax Record

Last Update: 1/14/2020 4:38:46 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2031130070	REAL ESTATE	2018

Mailing Address
HARDIE JULIE G
HARDIE JOYCE P
2988 POPLAR ST
SARASOTA FL 34237-7324

Property Address
2988 POPLAR ST 002

Old Account Number
2031-13-0070

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 20780

Millage Code
0200

Escrow Code

Legal Description
2988 POPLAR ST LOT 17 BLK C GLEN RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	70,780	45,780	$25,000	$80.35
Bonds-Debt Service	0.1222	70,780	45,780	$25,000	$3.06
Mosquito Control	0.0550	70,780	45,780	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	70,780	45,780	$25,000	$26.05
SW FL Water Management Dist.	0.2955	70,780	45,780	$25,000	$7.39
West Coast Inland Navigation	0.0394	70,780	45,780	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	70,780	25,000	$45,780	$251.92
School Capital Impr	1.5000	70,780	25,000	$45,780	$68.67
City of Sarasota	3.2632	70,780	45,780	$25,000	$81.58
City of Sarasota Debt Service	0.2518	70,780	45,780	$25,000	$6.30
Emergency Medical Services	0.6600	70,780	45,780	$25,000	$16.50

Total Millage	15.9461	Total Taxes	$544.19

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$97.79
W156	Stormwater Utility	$81.90

Total Assessments	$179.69

EXHIBIT 2
EXHIBIT 421

Taxes & Assessments	$723.88

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2018	PAYMENT	9051359.0001	2018	$694.92

EXHIBIT 2

EXHIBIT 421

Sarasota County Tax Collector

generated on 1/14/2020 4:38:07 PM EST

Tax Record

Last Update: 1/14/2020 4:38:07 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2031130070	REAL ESTATE	2019

Mailing Address
HARDIE JULIE G
HARDIE JOYCE P
2988 POPLAR ST
SARASOTA FL 34237-7324

Property Address
2988 POPLAR ST 002

Old Account Number
2031-13-0070

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 22125

Millage Code
0200

Escrow Code

Legal Description
2988 POPLAR ST LOT 17 BLK C GLEN RIDGE

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	72,125	47,125	$25,000	$80.19
Sarasota Co. Legacy Trl	0.0419	72,125	47,125	$25,000	$1.05
Bonds-Debt Service	0.1317	72,125	47,125	$25,000	$3.29
Mosquito Control	0.0520	72,125	47,125	$25,000	$1.30
Sarasota Memorial Hospital	1.0420	72,125	47,125	$25,000	$26.05
SW FL Water Management Dist.	0.2801	72,125	47,125	$25,000	$7.00
West Coast Inland Navigation	0.0394	72,125	47,125	$25,000	$0.99
Sarasota School Board					
School District Fund	5.4430	72,125	25,000	$47,125	$256.50
School Capital Impr	1.5000	72,125	25,000	$47,125	$70.69
City of Sarasota	3.2632	72,125	47,125	$25,000	$81.58
City of Sarasota Debt Service	0.2339	72,125	47,125	$25,000	$5.85
Emergency Medical Services	0.6600	72,125	47,125	$25,000	$16.50

Total Millage	15.8947	Total Taxes	$550.99

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$98.91
W156	Stormwater Utility	$81.90

EXHIBIT 2
EXHIBIT 421

Total Assessments	$180.81
Taxes & Assessments	$731.80

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/19/2019	PAYMENT	9043572.0001	2019	$702.53

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 2
EXHIBIT 421

EXHIBIT 422

Sarasota County Tax Collector

generated on 1/16/2020 3:59:57 PM EST

Tax Record

Last Update: 1/16/2020 3:59:57 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060060064	REAL ESTATE	2018

Mailing Address
KANDEL MILDRED L
2207 INGRAM AVE
SARASOTA FL 34232-3252

Property Address
2207 INGRAM AVE 001

Old Account Number
0060-06-0064

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 15427

Millage Code
0100

Escrow Code

Legal Description
2207 INGRAM AVE LOT 30 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	65,427	40,427	$25,000	$80.35
Bonds-Debt Service	0.1222	65,427	40,427	$25,000	$3.06
Mosquito Control	0.0550	65,427	40,427	$25,000	$1.38
Sarasota Memorial Hospital	1.0420	65,427	40,427	$25,000	$26.05
SW FL Water Management Dist.	0.2955	65,427	40,427	$25,000	$7.39
West Coast Inland Navigation	0.0394	65,427	40,427	$25,000	$0.99
Sarasota School Board					
School District Fund	5.5030	65,427	25,000	$40,427	$222.47
School Capital Impr	1.5000	65,427	25,000	$40,427	$60.64
Emergency Medical Services	0.6600	65,427	40,427	$25,000	$16.50

Total Millage	12.4311	Total Taxes	$418.83

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$101.84
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$508.22

Taxes & Assessments	$927.05

EXHIBIT 2
EXHIBIT 422

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/5/2018	PAYMENT	5506329.0001	2018	$889.97

EXHIBIT 2

EXHIBIT 422

Sarasota County Tax Collector

generated on 1/16/2020 3:58:52 PM EST

Tax Record

Last Update: 1/16/2020 3:58:51 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060060064	REAL ESTATE	2019

Mailing Address
KANDEL MILDRED L
2207 INGRAM AVE
SARASOTA FL 34232-3252

Property Address
2207 INGRAM AVE 001

Old Account Number
0060-06-0064

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 16670

Millage Code
0100

Escrow Code

Legal Description
2207 INGRAM AVE LOT 30 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	66,670	41,670	$25,000	$80.19
Bonds-Debt Service	0.1317	66,670	41,670	$25,000	$3.29
Sarasota Co. Legacy Trl	0.0419	66,670	41,670	$25,000	$1.05
Mosquito Control	0.0520	66,670	41,670	$25,000	$1.30
Sarasota Memorial Hospital	1.0420	66,670	41,670	$25,000	$26.05
SW FL Water Management Dist.	0.2801	66,670	41,670	$25,000	$7.00
West Coast Inland Navigation	0.0394	66,670	41,670	$25,000	$0.99
Sarasota School Board					
School District Fund	5.4430	66,670	25,000	$41,670	$226.81
School Capital Impr	1.5000	66,670	25,000	$41,670	$62.50
Emergency Medical Services	0.6600	66,670	41,670	$25,000	$16.50

Total Millage	12.3976	Total Taxes	$425.68

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$103.01
G64A	Solid Waste Service District	$186.59
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

EXHIBIT 2
EXHIBIT 422

Total Assessments	$536.50
Taxes & Assessments	$962.18

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/19/2019	PAYMENT	5517524.0001	2019	$923.69

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 2
EXHIBIT 422

EXHIBIT 423

Prepared By: Karen Van Sickle
CHELSEA TITLE COMPANY
3830 BEE RIDGE ROAD, SUITE 101 SARASOTA, FL 34233
Incidental to the issuance of a title insurance policy.
File No.: 4010*97-626
Parcel ID # 0054-01-0029
Grantee(s) SS # ,

075

97108198

** OFFICIAL RECORDS **
BOOK 3014 PAGE 2579

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated September 17, 1997
by
LEVI TROYER and EDNA TROYER, HUSBAND AND WIFE

whose post office address is
3434 E. Alderman St., Sarasota, FL 34237
hereinafter called the GRANTOR, to
MARC SCHLABACH and LEANN SCHLABACH, HUSBAND AND WIFE

whose post office address is
3446 Alderman St., Sarasota, FL 34237
hereinafter called the 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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Sarasota County, Florida, viz:

* SEE ATTACHED Exhibit "A" to Warranty Deed *

Receipt #: 000000524323-01
Doc Stamp-Deed : 476.00
Karen E. Rushing, Sarasota Co.
By: _____ D.C.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1997 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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 whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: _____
Print Name: Karen Van Sickle

LEVI TROYER

EDNA TROYER

Signature: _____
Print Name:

State of Florida
County of Sarasota

I am a notary public of the state of Florida, and my commission expires: _____.
THE FOREGOING INSTRUMENT was acknowledged before me on September 17, 1997 by
LEVI TROYER and EDNA TROYER, HUSBAND AND WIFE

who is personally known to me or who has produced driv. lic. as identification and who did take an oath.
(Type of identification) (did/did not)

Signature: _____
Print Name: _____
Notary Public

Notary Seal

KAREN VAN SICKLE
Notary Public State of Florida
My Comm. Expires Dec. 2 1999
No CC509365

EXHIBIT 2

EXHIBIT 423

Exhibit "A" to Warranty Deed

Begin at the NW corner of the NE 1/4 of the NE 1/4 of Section 28, Township 36 South, Range 18 East; thence East 610' for a Point of Beginning; thence South 260'; thence East 105'; thence North 260'; thence West 105' to the Point of Beginning; less railroad right-of-way. All lying and being in Section 28, Township 36 South, Range 18 East, Sarasota County, Florida.

Together with an easement for ingress and egress over the North 25 feet of the following described property: Begin at a point where the East line of Trotter Avenue intersects the South line of Seaboard Airline Railroad right of way as a point of beginning; thence Easterly along the South line of said Seaboard Airline Railroad right of way 184 feet; thence Southerly 156 feet to a point; thence Westerly parallel to the South line of the Seaboard Airline Railroad right of way 184 feet; thence Northerly along the East line of Trotter Avenue 156 feet to the point of beginning, lying and being in Section 28, Township 36 South, Range 18 East.

Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.

EXHIBIT 424

Sarasota County Tax Collector

generated on 1/21/2020 12:24:50 PM EST

Tax Record

Last Update: 1/21/2020 12:24:50 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054010029	REAL ESTATE	2018

Mailing Address
SCHLABACH MARC
SCHLABACH LEANN
3446 ALDERMAN ST
SARASOTA FL 34237-8301

Property Address
3446 ALDERMAN ST 001

Old Account Number
0054-01-0029

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
531557

Legal Description
3446 ALDERMAN ST BEG AT NW COR OF NE 1/4 OF NE 1/4 OF SEC 28 TH E 610 FT FOR POB TH S 260 FT TH E 105 FT TH N 260 FT TH W 105 FT TO POB LESS RR ROW

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	108,789	50,000	$58,789	$188.95
Bonds-Debt Service	0.1222	108,789	50,000	$58,789	$7.18
Mosquito Control	0.0550	108,789	50,000	$58,789	$3.23
Sarasota Memorial Hospital	1.0420	108,789	50,000	$58,789	$61.26
SW FL Water Management Dist.	0.2955	108,789	50,000	$58,789	$17.37
West Coast Inland Navigation	0.0394	108,789	50,000	$58,789	$2.32
Sarasota School Board					
School District Fund	5.5030	108,789	25,000	$83,789	$461.10
School Capital Impr	1.5000	108,789	25,000	$83,789	$125.68
Emergency Medical Services	0.6600	108,789	50,000	$58,789	$38.80

Total Millage	12.4311	Total Taxes	$905.89

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$171.19
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$151.94

EXHIBIT 2
EXHIBIT 424

	Total Assessments	$482.61
	Taxes & Assessments	$1,388.50

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	7270825.0001	2018	$1,332.96

EXHIBIT 2
EXHIBIT 424

Sarasota County Tax Collector

generated on 1/21/2020 12:24:16 PM EST

Tax Record

Last Update: 1/21/2020 12:24:15 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054010029	REAL ESTATE	2019

Mailing Address
SCHLABACH MARC
SCHLABACH LEANN
3446 ALDERMAN ST
SARASOTA FL 34237-8301

Property Address
3446 ALDERMAN ST 001

Old Account Number
0054-01-0029

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
531557

Legal Description
3446 ALDERMAN ST BEG AT NW COR OF NE 1/4 OF NE 1/4 OF SEC 28 TH E 610 FT FOR POB TH S 260 FT TH E 105 FT TH N 260 FT TH W 105 FT TO POB LESS RR ROW

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	110,856	50,000	$60,856	$195.20
Bonds-Debt Service	0.1317	110,856	50,000	$60,856	$8.01
Sarasota Co. Legacy Trl	0.0419	110,856	50,000	$60,856	$2.55
Mosquito Control	0.0520	110,856	50,000	$60,856	$3.16
Sarasota Memorial Hospital	1.0420	110,856	50,000	$60,856	$63.41
SW FL Water Management Dist.	0.2801	110,856	50,000	$60,856	$17.05
West Coast Inland Navigation	0.0394	110,856	50,000	$60,856	$2.40
Sarasota School Board					
School District Fund	5.4430	110,856	25,000	$85,856	$467.32
School Capital Impr	1.5000	110,856	25,000	$85,856	$128.78
Emergency Medical Services	0.6600	110,856	50,000	$60,856	$40.17

Total Millage	12.3976	Total Taxes	$928.05

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$173.14
G64A	Solid Waste Service District	$186.59
W056	Stormwater Utility	$151.94

EXHIBIT 2
EXHIBIT 424

Total Assessments	$511.67
Taxes & Assessments	$1,439.72

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2019	PAYMENT	8060506.0001	2019	$1,382.13

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 2
EXHIBIT 424

EXHIBIT 425

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014113812 2 PG(S)
9/24/2014 8:45 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1783368

Doc Stamp-Deed: $1,624.00

Prepared by and Return to Michelle Aaron ,
an employee of First International Title, Inc.
3044 University Parkway
Sarasota, FL 34243
File No.: 50238-90
Consideration: $232,000.00

WARRANTY DEED

This indenture made on September 23, 2014, by **Antony Reed, a married man** whose address is: 1142 Horizon View Drive, Sarasota, FL 34242 hereinafter called the "grantor",

to **Carly Elizabeth Batista and Joaquin Enrique Batista Franco, Husband and Wife** whose address is: 3604 Glen Ridge Lane, Sarasota, FL 34233 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, **Florida,** to-wit:

Lot 108, PAVER PARK ESTATES, 2ND ADDITION, according to the Plat thereof, recorded in Plat Book 7, Page(s) 95, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 2029160071

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2013.

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

Antony Reed

Signed, sealed and delivered in our presence:

Witness #1 Signature
Printed Name: Jennifer Sherwood

Witness #2 Signature
Printed Name: Tessa May Flechsenhaar

State of California
County of San Diego

The Foregoing Instrument Was Acknowledged before me on September 8, 2014, by **Antony Reed**, who is/are personally known to me or who has/have produced a valid Drivers License as identification.

Notary Public
Printed Name: Tessa May Flechsenhaar
My Commission expires: March 29, 2017

TESSA MAY FLECHSENHAAR
COMM. #2016184
Notary Public - California
San Diego County
My Comm. Expires Mar. 29, 2017

EXHIBIT 426

Sarasota County Tax Collector

generated on 1/22/2020 11:00:36 AM EST

Tax Record

Last Update: 1/22/2020 11:00:35 AM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029160071	REAL ESTATE	2018

Mailing Address
BATISTA CARLY ELIZABETH
FRANCO JOAQUIN ENRIQUE BATISTA
2712 NANCY ST
SARASOTA FL 34237-7622

Property Address
2712 NANCY ST 002

Old Account Number
2029-16-0071

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0200

Escrow Code

Legal Description
2712 NANCY ST LOT 108 PAVER PARK ESTATES SECOND ADD

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	210,171	50,000	$160,171	$514.79
Bonds-Debt Service	0.1222	210,171	50,000	$160,171	$19.57
Mosquito Control	0.0550	210,171	50,000	$160,171	$8.81
Sarasota Memorial Hospital	1.0420	210,171	50,000	$160,171	$166.90
SW FL Water Management Dist.	0.2955	210,171	50,000	$160,171	$47.33
West Coast Inland Navigation	0.0394	210,171	50,000	$160,171	$6.31
Sarasota School Board					
School District Fund	5.5030	210,171	25,000	$185,171	$1,019.00
School Capital Impr	1.5000	210,171	25,000	$185,171	$277.76
City of Sarasota	3.2632	210,171	50,000	$160,171	$522.67
City of Sarasota Debt Service	0.2518	210,171	50,000	$160,171	$40.33
Emergency Medical Services	0.6600	210,171	50,000	$160,171	$105.71

Total Millage	15.9461	Total Taxes	$2,729.18

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$231.37
W156	Stormwater Utility	$90.65

Total Assessments	$322.02

EXHIBIT 2
EXHIBIT 426

Taxes & Assessments	$3,051.20

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
3/29/2019	PAYMENT	5546703.0001	2018	$3,051.20

EXHIBIT 2
EXHIBIT 426

Sarasota County Tax Collector

generated on 1/22/2020 10:59:47 AM EST

Tax Record

Last Update: 1/22/2020 10:59:46 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
2029160071	REAL ESTATE	2019

Mailing Address
BATISTA CARLY ELIZABETH
FRANCO JOAQUIN ENRIQUE BATISTA
2712 NANCY ST
SARASOTA FL 34237-7622

Property Address
2712 NANCY ST 002

Old Account Number
2029-16-0071

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0200

Escrow Code

Legal Description
2712 NANCY ST LOT 108 PAVER PARK ESTATES SECOND ADD

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	214,164	50,000	$164,164	$526.56
Sarasota Co. Legacy Trl	0.0419	214,164	50,000	$164,164	$6.88
Bonds-Debt Service	0.1317	214,164	50,000	$164,164	$21.62
Mosquito Control	0.0520	214,164	50,000	$164,164	$8.54
Sarasota Memorial Hospital	1.0420	214,164	50,000	$164,164	$171.06
SW FL Water Management Dist.	0.2801	214,164	50,000	$164,164	$45.98
West Coast Inland Navigation	0.0394	214,164	50,000	$164,164	$6.47
Sarasota School Board					
School District Fund	5.4430	214,164	25,000	$189,164	$1,029.62
School Capital Impr	1.5000	214,164	25,000	$189,164	$283.74
City of Sarasota	3.2632	214,164	50,000	$164,164	$535.70
City of Sarasota Debt Service	0.2339	214,164	50,000	$164,164	$38.40
Emergency Medical Services	0.6600	214,164	50,000	$164,164	$108.35

Total Millage	15.8947	Total Taxes	$2,782.92

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F152	Sarasota County Fire Rescue	$234.02
W156	Stormwater Utility	$90.65

EXHIBIT 2
EXHIBIT 426

Total Assessments	$324.67
Taxes & Assessments	$3,107.59

If Paid By	Amount Due
11/30/2019	$2,983.29
12/31/2019	$3,014.36
1/31/2020	**$3,045.44**
2/29/2020	$3,076.51
3/31/2020	$3,107.59

Date Paid	Transaction	Receipt	Item	Amount Paid

Prior Year Taxes Due
NO DELINQUENT TAXES

Pay Now

EXHIBIT 2
EXHIBIT 426

EXHIBIT 427

QUIT-CLAIM DEED

341187

This Quit-Claim Deed, *Executed this* 12th *day of* December , A. D. 1983 , *by*

GLEN DALE KANDEL, a/k/a Glen D. Kandel, a single man,

first party, to

MILDRED LOUISE KANDEL, a/k/a Mildred L. Kandel, a single woman,

whose postoffice address is

2207 Ingram Ave. Sarasota, Fla. 33580

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of* $10.00 , *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Sarasota *State of* Florida , *to-wit:*

Lot 30, Block E., Orange Grove Park, AKA 2207 Ingram Ave., as per plat thereof recorded in Plat Book 7, Page 1, of Public Records of Sarasota, Florida.

OFF REC 1639 PG 1836

Documentary Tax Pd. $ .45

Intangible Tax Pd. $ _____

R. H. Hackney, Jr., Clerk, Sarasota County

By: _____ Deputy Clerk

FILED AND RECORDED
R. H. HACKNEY JR. CLERK
SARASOTA CO. FLA

Dec 14 12 54 PM '83

341187

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 the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in presence of:

Linda K. Thomas

D

Glen Dale Kandel L.S.

GLEN DALE KANDEL, a/k/a Glen D. Kandel L.S.

STATE OF FLORIDA,
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

GLEN DALE KANDEL, a/k/a Glen D. Kandel, a single man,

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of December A. D. 1983.

Marcie A. Hughes

Notary Public, State of Florida at Large
My Commission Expires May 3, 1987
THOMPSON, HUTCHERSON, SIDLEY

This Instrument prepared by: John H. Myers
Address 1734 Main, Sarasota, Fla.
33577

EXHIBIT 2
EXHIBIT 427

EXHIBIT 428

Rec $18.50
DS $1,435.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018135134 2 PG(S)
October 12 2018 09:48:41 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $1,435.00

Prepared by and return to:
Holly M. Nikolich
Attorney at Law
Mika & Nikolich, P.A.
1330 Main Street, 2nd Floor Office # 15
Sarasota, FL 34236
941-926-1950
File Number: **18-0031**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this ~~3rd~~ 11th day of **October, 2018** between **Ella M. McDonald, a widow,** whose post office address is **4536 Tuscana Drive, Sarasota, FL 34241**, grantor, and **Saul Alberto Lopez and Liz Jannette Martinez-Ramos, joint tenants with rights of survivorship** whose post office address is **3903 Linwood Street, Sarasota, FL 34232**, 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)

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:

BEGINNING AT THE COMMON CORNER BETWEEN LOTS 978 AND 979 ON THE NORTH RIGHT OF WAY LINE OF LINWOOD STREET (50' WIDE), THENCE EAST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID LINWOOD STREET, A DISTANCE OF 33.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 979; THENCE NORTH, ALONG EAST LINE OF SAID LOT 979, A DISTANCE OF 108.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 979; THENCE SOUTH 89 DEGREES, 40' 24" WEST, A DISTANCE OF 166.37 FEET TO THE NORTHWEST CORNER OF SAID LOT 979; THENCE SOUTH 12 DEGREES, 02' 09" EAST, ALONG WESTERLY LINE OF SAID LOT 978, A DISTANCE OF 97.48 FEET; THENCE NORTH 77 DEGREES, 57' 51" EAST, A DISTANCE OF 108.00 FEET; THENCE SOUTH 12 DEGREES 02' 09" EAST, 35.00 FEET MEASURED (37.00 FEET DEED), TO THE POINT OF BEGINNING; BEING A PART OF LOTS 978 AND 979, SARASOTA SPRINGS, UNIT 9, RECORDED IN PLAT BOOK 8, PAGE 24, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0060030052

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

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

EXHIBIT 2
EXHIBIT 428

Signed, sealed and delivered in our presence:

Witness Name: Brian Ward

Witness Name: Holly Nikolich

Ella M. McDonald, by Robert W. McDonald, Jr. as her attorney-in-fact (Seal)
Ella M. McDonald, by Robert W. McDonald, Jr., as her attorney-in-fact

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 2nd day of October, 2018 by Ella M. McDonald, by Robert W. McDonald, Jr., as her attorney in fact, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

HOLLY M. NIKOLICH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF203992
Expires 2/26/2019

Notary Public

Printed Name: Holly M. Nikolich

My Commission Expires: 2/26/2019

EXHIBIT 429

Sarasota County Tax Collector

generated on 1/28/2020 10:26:51 AM EST

Tax Record

Last Update: 1/28/2020 10:26:51 AM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030052	REAL ESTATE	2018

Mailing Address
LOPEZ SAUL ALBERTO
MARTINEZ-RAMOS LIZ JANNETTE
3903 LINWOOD ST
SARASOTA FL 34232

Property Address
3903 LINWOOD ST 001

Old Account Number
0060-03-0052

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
940771

Legal Description
3903 LINWOOD ST PART OF LOTS 978 & 979 DESC AS BEG SW COR LOT 979 TH E 33.12 FT TH N 108 FT TH S-89-24-40-W 168.37 FT TH S-12-02-09-E 97.48 FT TH N-77-57-51-E 108 FT TH S- 12-02-09-E 37 FT TO POB SARASOTA SPRINGS UNIT 9

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	199,122	0	$199,122	$639.98
Bonds-Debt Service	0.1222	199,122	0	$199,122	$24.33
Mosquito Control	0.0550	199,122	0	$199,122	$10.95
Sarasota Memorial Hospital	1.0420	199,122	0	$199,122	$207.49
SW FL Water Management Dist.	0.2955	199,122	0	$199,122	$58.84
West Coast Inland Navigation	0.0394	199,122	0	$199,122	$7.85
Sarasota School Board					
School District Fund	5.5030	199,700	0	$199,700	$1,098.95
School Capital Impr	1.5000	199,700	0	$199,700	$299.55
Emergency Medical Services	0.6600	199,122	0	$199,122	$131.42
Total Millage	12.4311	**Total Taxes**			$2,479.36

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$180.13
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65
	Total Assessments	$595.26

EXHIBIT 2
EXHIBIT 429

Taxes & Assessments	$3,074.62

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
7/26/2019	PAYMENT	5018928.0001	2018	$936.32
11/8/2018	PAYMENT	9012133.0001	2018	$1,513.42
5/31/2018	PAYMENT	9113933.0001	2018	$695.64

EXHIBIT 2
EXHIBIT 429

Sarasota County Tax Collector

generated on 1/28/2020 10:26:13 AM EST

Tax Record

Last Update: 1/28/2020 10:26:12 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030052	REAL ESTATE	2019

Mailing Address
LOPEZ SAUL ALBERTO
MARTINEZ-RAMOS LIZ JANNETTE
3903 LINWOOD ST
SARASOTA FL 34232

Property Address
3903 LINWOOD ST 001

Old Account Number
0060-03-0052

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
940771

Legal Description
3903 LINWOOD ST PART OF LOTS 978 & 979 DESC AS BEG SW COR LOT 979 TH E 33.12 FT TH N 108 FT TH S-89-24-40-W 168.37 FT TH S-12-02-09-E 97.48 FT TH N-77-57-51-E 108 FT TH S- 12-02-09-E 37 FT TO POB SARASOTA SPRINGS UNIT 9

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	187,100	0	$187,100	$600.12
Bonds-Debt Service	0.1317	187,100	0	$187,100	$24.64
Sarasota Co. Legacy Trl	0.0419	187,100	0	$187,100	$7.84
Mosquito Control	0.0520	187,100	0	$187,100	$9.73
Sarasota Memorial Hospital	1.0420	187,100	0	$187,100	$194.96
SW FL Water Management Dist.	0.2801	187,100	0	$187,100	$52.41
West Coast Inland Navigation	0.0394	187,100	0	$187,100	$7.37
Sarasota School Board					
School District Fund	5.4430	187,100	0	$187,100	$1,018.38
School Capital Impr	1.5000	187,100	0	$187,100	$280.65
Emergency Medical Services	0.6600	187,100	0	$187,100	$123.49

Total Millage	12.3976	Total Taxes	$2,319.59

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$182.19
G64A	Solid Waste Service District	$186.59
I006	Sewer-Phillippi Creek K	$165.00

EXHIBIT 2
EXHIBIT 429

W056	Stormwater Utility	$90.65

Total Assessments	$624.43
Taxes & Assessments	$2,944.02

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2019	PAYMENT	8042214.0001	2019	$2,826.26

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 2
EXHIBIT 429

EXHIBIT 430

W

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2008071197 2 PGS
2008 MAY 23 09:53 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#1050681
Doc Stamp-Deed: 0.70

2008071197

THIS INSTRUMENT PREPARED WITHOUT
EXAMINATION OR OPINION BY:
Blake W. Kirkpatrick, Esq.
Salvatori & Wood, P.L.
4001 Tamiami Trail North, Ste. 330
Naples, Florida 34103
(239) 263-1480

WARRANTY DEED

THIS INDENTURE, Made this May 15, 2008, BETWEEN **BETTY LOU YUTZY, a married woman, joined by her spouse, MARVIN A. YUTZY** ("GRANTOR"), whose post office address is 3370 Middle Pike, West Jefferson, Ohio 43162, and **BETTY LOU YUTZY, as Trustee of the BETTY LOU YUTZY TRUST DATED FEBRUARY 12, 2008, with full power and authority either to protect, to conserve and to sell, or to lease, to encumber, or otherwise to manage and dispose of the real property described herein** ("GRANTEE"), whose post office address is 3370 Middle Pike, West Jefferson, Ohio 43162.

WITNESSETH, THAT the said GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars, to him/her in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to GRANTEE and to his/her heirs and assigns forever, the following described land, situate, and being in the County of [ ], State of Florida, to-wit:

Lot 1 Less N. 3 feet thereof for Bahia Vista R/W, Bahia Vista Heights, as per plat thereof recorded in Plat Book 9, Page 66, of the Public Records of Sarasota County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for the year 2008 and subsequent years and easements and restrictions of record.

Parcel ID No. 5 30 400 01

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

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

EXHIBIT 2

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

Signed, sealed and delivered in the presence of:

Witness #1
Please Print Name Below
Jessica Hunter

Witness #2
Please Print Name Below
Bernadine Kurtz

BETTY LOU YUTZY

STATE OF OHIO
COUNTY OF

The foregoing instrument was acknowledged before me this 15th day of May, 2008, by **BETTY LOU YUTZY** who ☒ is personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC
Bernadine Kurtz
Notary Public, State of Ohio
My Commission Expires 7-26-09

Witness #1
Please Print Name Below
Jessica Hunter

Witness #2
Please Print Name Below
Bernadine Kurtz

MARVIN A. YUTZY, joining as spouse

STATE OF OHIO
COUNTY OF

The foregoing instrument was acknowledged before me this 15th day of May, 2008, by **MARVIN A. YUTZY** who ☒ is personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC
Bernadine Kurtz
Notary Public, State of Ohio
My Commission Expires 7-26-09

Prolaw: 123648

EXHIBIT 2

EXHIBIT 431

Sarasota County Tax Collector

generated on 1/31/2020 10:54:06 AM EST

Tax Record

Last Update: 1/31/2020 10:54:07 AM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053040001	REAL ESTATE	2018

Mailing Address
YUTZY BETTY L TTEE
3370 MIDDLE PIKE
WEST JEFFERSON OH 43162-9710

Property Address
1201 INGRAM AVE 001

Old Account Number
0053-04-0001

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code

Legal Description
1201 INGRAM AVE LOT 1, LESS N 3 FT THEREOF FOR BAHIA VISTA R/W, SUBJ TO 16 SF STREET LIGHT ESMT TO SARASOTA COUNTY AS DESC IN ORI 2005243886, BAHIA VISTA HEIGHTS OR 2589/209

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	190,120	0	$190,120	$611.05
Bonds-Debt Service	0.1222	190,120	0	$190,120	$23.23
Mosquito Control	0.0550	190,120	0	$190,120	$10.46
Sarasota Memorial Hospital	1.0420	190,120	0	$190,120	$198.11
SW FL Water Management Dist.	0.2955	190,120	0	$190,120	$56.18
West Coast Inland Navigation	0.0394	190,120	0	$190,120	$7.49
Sarasota School Board					
School District Fund	5.5030	196,100	0	$196,100	$1,079.14
School Capital Impr	1.5000	196,100	0	$196,100	$294.15
Emergency Medical Services	0.6600	190,120	0	$190,120	$125.48
Total Millage	12.4311	**Total Taxes**			$2,405.29

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$159.23
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65
	Total Assessments	$409.36
	Taxes & Assessments	$2,814.65

EXHIBIT 2
EXHIBIT 431

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9076412.0001	2018	$2,702.06

EXHIBIT 2

EXHIBIT 431

Sarasota County Tax Collector

generated on 1/31/2020 10:53:34 AM EST

Tax Record

Last Update: 1/31/2020 10:53:35 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053040001	REAL ESTATE	2019

Mailing Address
YUTZY BETTY L TTEE
3370 MIDDLE PIKE
WEST JEFFERSON OH 43162-9710

Property Address
1201 INGRAM AVE 001

Old Account Number
0053-04-0001

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
1201 INGRAM AVE LOT 1, LESS N 3 FT THEREOF FOR BAHIA VISTA R/W, SUBJ TO 16 SF STREET LIGHT ESMT TO SARASOTA COUNTY AS DESC IN ORI 2005243886, BAHIA VISTA HEIGHTS OR 2589/209

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	192,200	0	$192,200	$616.48
Bonds-Debt Service	0.1317	192,200	0	$192,200	$25.31
Sarasota Co. Legacy Trl	0.0419	192,200	0	$192,200	$8.05
Mosquito Control	0.0520	192,200	0	$192,200	$9.99
Sarasota Memorial Hospital	1.0420	192,200	0	$192,200	$200.27
SW FL Water Management Dist.	0.2801	192,200	0	$192,200	$53.84
West Coast Inland Navigation	0.0394	192,200	0	$192,200	$7.57
Sarasota School Board					
School District Fund	5.4430	192,200	0	$192,200	$1,046.15
School Capital Impr	1.5000	192,200	0	$192,200	$288.30
Emergency Medical Services	0.6600	192,200	0	$192,200	$126.85

Total Millage	12.3976	Total Taxes	$2,382.81

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$161.05
G64A	Solid Waste Service District	$186.59
W056	Stormwater Utility	$90.65

EXHIBIT 2
EXHIBIT 431

Total Assessments	$438.29
Taxes & Assessments	$2,821.10

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2019	PAYMENT	9049685.0001	2019	$2,708.26

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 2
EXHIBIT 431

EXHIBIT 432

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016153595 2 PG(S)
December 13, 2016 01:57:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $1,834.00

Consideration: $262,000.00
Recording Fees: $18.50
Documentary Stamps: $1,834.00

Prepared by and Return To:

DUNLAP | MORAN
ATTORNEYS AT LAW

Scott Dunlap, Esquire
DUNLAP & MORAN, P.A.
22 South Links Avenue, Suite 300
Sarasota 34236
File No.: 17093-2

WARRANTY DEED

This Warranty Deed is made by Francis B. Hoskinson and Gwendolyn F. Buczek, now known as Gwendolyn F. Buczek-Hoskinson, husband and wife, hereinafter referred to as "Grantor," to Mast Investments LLC, a Florida limited liability company, whose address is: 1449 Wagon Wheel Drive, Sarasota, FL 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 conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

> Lot 23 and the South one-half of Lot 24, Block E, ORANGE GROVE PARK, a Subdivision, according to the plat thereof as recorded in Plat Book 7, Page 1, of the Public Records of Sarasota County, Florida.
>
> The Property Appraiser's Parcel Identification Number for the above described property is: 0060-06-0071.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Dated as of the 9th day of December, 2016.

Witness No. 1:

Print:
As to all Grantors

Witness No. 2:

Johnson S. Savary, Jr.

Print:
As to all Grantors

GRANTOR:

Francis B. Hoskinson
4510 Satinleaf Lane
Sarasota, FL 34241

Gwendolyn F. Buczek now known as
Gwendolyn F. Buczek-Hoskinson
4510 Satinleaf Lane
Sarasota, FL 34241

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me on December 9, 2016, by Francis B. Hoskinson and Gwendolyn F. Buczek, now known as Gwendolyn F. Buczek-Hoskinson.

Personally known ____
or Produced Identification ____
Type of Identification Produced DL FL

Notary Public
Print Name:
My Commission Expires:

EXHIBIT 433

Sarasota County Tax Collector

generated on 2/10/2020 4:19:32 PM EST

Tax Record

Last Update: 2/10/2020 4:19:31 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060060071	REAL ESTATE	2018

Mailing Address
MAST INVESTMENTS LLC
1449 WAGON WHEEL DR
SARASOTA FL 34240

Property Address
2307 INGRAM AVE 001

Old Account Number
0060-06-0071

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code
Legal Description
2307 INGRAM AVE LOT 23 & TH S 1/2 OF 24 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	195,700	0	$195,700	$628.98
Bonds-Debt Service	0.1222	195,700	0	$195,700	$23.91
Mosquito Control	0.0550	195,700	0	$195,700	$10.76
Sarasota Memorial Hospital	1.0420	195,700	0	$195,700	$203.92
SW FL Water Management Dist.	0.2955	195,700	0	$195,700	$57.83
West Coast Inland Navigation	0.0394	195,700	0	$195,700	$7.71
Sarasota School Board					
School District Fund	5.5030	195,700	0	$195,700	$1,076.93
School Capital Impr	1.5000	195,700	0	$195,700	$293.55
Emergency Medical Services	0.6600	195,700	0	$195,700	$129.16

Total Millage	12.4311	Total Taxes	$2,432.75

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$159.09
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$565.47

Taxes & Assessments	$2,998.22

If Paid By	Amount Due

EXHIBIT 2
EXHIBIT 433

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2018	PAYMENT	9072776.0001	2018	$2,878.29

EXHIBIT 2

EXHIBIT 433

Sarasota County Tax Collector

generated on 2/10/2020 4:18:19 PM EST

Tax Record

Last Update: 2/10/2020 4:18:19 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060060071	REAL ESTATE	2019

Mailing Address
MAST INVESTMENTS LLC
1449 WAGON WHEEL DR
SARASOTA FL 34240

Property Address
2307 INGRAM AVE 001

Old Account Number
0060-06-0071

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code
Legal Description
2307 INGRAM AVE LOT 23 & TH S 1/2 OF 24 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	192,000	0	$192,000	$615.84
Bonds-Debt Service	0.1317	192,000	0	$192,000	$25.29
Sarasota Co. Legacy Trl	0.0419	192,000	0	$192,000	$8.04
Mosquito Control	0.0520	192,000	0	$192,000	$9.98
Sarasota Memorial Hospital	1.0420	192,000	0	$192,000	$200.06
SW FL Water Management Dist.	0.2801	192,000	0	$192,000	$53.78
West Coast Inland Navigation	0.0394	192,000	0	$192,000	$7.56
Sarasota School Board					
School District Fund	5.4430	192,000	0	$192,000	$1,045.06
School Capital Impr	1.5000	192,000	0	$192,000	$288.00
Emergency Medical Services	0.6600	192,000	0	$192,000	$126.72

Total Millage	12.3976	Total Taxes	$2,380.33

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$160.91
G64A	Solid Waste Service District	$186.59
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$594.40

EXHIBIT 2
EXHIBIT 433

Taxes & Assessments	$2,974.73

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2019	PAYMENT	9068051.0003	2019	$2,855.74

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 2
EXHIBIT 433

EXHIBIT 434

Prepared by and when
recorded, return to:
Jefferson F. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 16-173.S

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016085788 2 PG(S)
July 11, 2016 02:49:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $749.00

WARRANTY DEED

This Indenture, made on July 1, 2016 by **Michael Poole and Sandra L. Jones-Poole, husband and wife,** whose address is 4121 Prairieview Drive, Sarasota, FL 34232, hereinafter called the grantor, to **Nicole J. Altergott, an unmarried woman**, whose address is 2121 Ingram Avenue, Sarasota, Florida 34242, hereinafter called the grantee:

(Whenever used herein the term "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 **One Hundred Seven Thousand dollars & no cents, ($107,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, Florida, viz:

Lot 32, Block E, Orange Grove Park, according to the plat thereof recorded in Plat Book 7, Page 1, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0060060062**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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 whomsoever; and that said land is free of all encumbrances except current year taxes.

EXHIBIT 2

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Billie J. Charvet

Witness Printed Name

Witness Printed Name Heather Perkins

Michael Poole

Sandra L. Jones-Poole

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me on July 1, 2016, by Michael Poole and Sandra L. Jones-Poole, who have produced FL Driver Licenses as identification.

SEAL:

BILLIE J. CHARVET
Notary Public - State of Florida
My Comm. Expires Oct 11, 2018
Commission # FF 154966
Bonded through National Notary Assn.

Notary Public Billie J. Charvet
Print Name:
My Commission
Expires:

EXHIBIT 2

EXHIBIT 434

EXHIBIT 435

Sarasota County Tax Collector

generated on 2/10/2020 4:15:47 PM EST

Tax Record

Last Update: 2/10/2020 4:15:47 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060060062	REAL ESTATE	2018

Mailing Address
ALTERGOTT NICOLE J
2121 INGRAM AVE
SARASOTA FL 34232-3250

Property Address
2121 INGRAM AVE 001

Old Account Number
0060-06-0062

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
H2 25000
HX 25000

Millage Code
0100

Escrow Code

Legal Description
2121 INGRAM AVE LOT 32 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	89,746	50,000	$39,746	$127.74
Bonds-Debt Service	0.1222	89,746	50,000	$39,746	$4.86
Mosquito Control	0.0550	89,746	50,000	$39,746	$2.19
Sarasota Memorial Hospital	1.0420	89,746	50,000	$39,746	$41.42
SW FL Water Management Dist.	0.2955	89,746	50,000	$39,746	$11.74
West Coast Inland Navigation	0.0394	89,746	50,000	$39,746	$1.57
Sarasota School Board					
School District Fund	5.5030	89,746	25,000	$64,746	$356.30
School Capital Impr	1.5000	89,746	25,000	$64,746	$97.12
Emergency Medical Services	0.6600	89,746	50,000	$39,746	$26.23

Total Millage	12.4311	Total Taxes	$669.17

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$88.35
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

Total Assessments	$494.73

Taxes & Assessments	$1,163.90

EXHIBIT 2
EXHIBIT 435

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
3/13/2019	PAYMENT	9104855.0001	2018	$1,163.90

EXHIBIT 2

EXHIBIT 435

Sarasota County Tax Collector

generated on 2/10/2020 4:15:07 PM EST

Tax Record

Last Update: 2/10/2020 4:15:07 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060060062	REAL ESTATE	2019

Mailing Address
ALTERGOTT NICOLE J
2121 INGRAM AVE
SARASOTA FL 34232-3250

Property Address
2121 INGRAM AVE 001

Old Account Number
0060-06-0062

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
2121 INGRAM AVE LOT 32 BLK E ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	91,451	50,000	$41,451	$132.95
Bonds-Debt Service	0.1317	91,451	50,000	$41,451	$5.46
Sarasota Co. Legacy Trl	0.0419	91,451	50,000	$41,451	$1.74
Mosquito Control	0.0520	91,451	50,000	$41,451	$2.16
Sarasota Memorial Hospital	1.0420	91,451	50,000	$41,451	$43.19
SW FL Water Management Dist.	0.2801	91,451	50,000	$41,451	$11.61
West Coast Inland Navigation	0.0394	91,451	50,000	$41,451	$1.63
Sarasota School Board					
School District Fund	5.4430	91,451	25,000	$66,451	$361.69
School Capital Impr	1.5000	91,451	25,000	$66,451	$99.68
Emergency Medical Services	0.6600	91,451	50,000	$41,451	$27.36

Total Millage	12.3976	Total Taxes	$687.47

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$89.36
G64A	Solid Waste Service District	$186.59
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$81.90

EXHIBIT 2
EXHIBIT 435

Total Assessments	$522.85
Taxes & Assessments	$1,210.32

If Paid By	Amount Due
11/30/2019	$1,161.91
12/31/2019	$1,174.01
1/31/2020	$1,186.11
2/29/2020	**$1,198.22**
3/31/2020	$1,210.32

Date Paid	Transaction	Receipt	Item	Amount Paid

Prior Year Taxes Due
NO DELINQUENT TAXES

Pay Now

EXHIBIT 2
EXHIBIT 435

EXHIBIT 436

10.00
1,043.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010008059 1 PG
2010 JAN 21 03:59 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#1241689
Doc Stamp-Deed: 1,043.00

2010008059

Prepared by and return to:
Chad L. Gates
Attorney at Law
Band Law Group, P.L.
One South School Avenue Suite 500
Sarasota, FL 34237
941-917-0505
File Number: **631.00740**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **20th** day of **January, 2010** between **Derek L. Overholt and Alicia R. Overholt, husband and wife** whose post office address is **2007 Ingram Avenue, Sarasota, FL 34232**, grantor, and **Barbara Sue Schrock, a single person** whose post office address is **4536 Bay Cedar Lane, Sarasota, FL 34241**, 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)

Witnesseth, that said grantor, for and in consideration of the sum of ONE HUNDRED FORTY-NINE THOUSAND AND NO/100 DOLLARS ($149,000.00) 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:

NORTHERLY 45 FEET OF LOT 41 AND ALL OF LOT 42, BLOCK E, ORANGE GROVE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0060-03-0033

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2010**.

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: Chad Gates
Witness Name: Billie J Charvet

Derek L. Overholt (Seal)

Witness Name: Chad Gates
Witness Name: Billie J Charvet

Alicia R. Overholt (Seal)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 20th day of January, 2010 by Derek L. Overholt and Alicia R. Overholt, who [_] are personally known or [X] have produced a driver's ~~license~~ as ~~identification~~.

[Notary Seal]

Notary Public State of Florida
Billie J Charvet
My Commission DD579293
Expires 10/11/2010

Notary Public

Printed Name: Billie J Charvet

My Commission Expires: _____

EXHIBIT 2
DoubleTime®
EXHIBIT 436

EXHIBIT 437

Sarasota County Tax Collector

generated on 2/21/2020 10:12:38 AM EST

Tax Record

Last Update: 2/21/2020 10:12:38 AM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030033	REAL ESTATE	2018

Mailing Address
SCHROCK BARBARA S
6735 E US HWY 50
MONTGOMERY IN 47558

Property Address
2007 INGRAM AVE 001

Old Account Number
0060-03-0033

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code
Legal Description
2007 INGRAM AVE NLY 45 FT OF LOT 41 & ALL LOT 42 ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	173,272	0	$173,272	$556.90
Bonds-Debt Service	0.1222	173,272	0	$173,272	$21.17
Mosquito Control	0.0550	173,272	0	$173,272	$9.53
Sarasota Memorial Hospital	1.0420	173,272	0	$173,272	$180.55
SW FL Water Management Dist.	0.2955	173,272	0	$173,272	$51.20
West Coast Inland Navigation	0.0394	173,272	0	$173,272	$6.83
Sarasota School Board					
School District Fund	5.5030	180,100	0	$180,100	$991.09
School Capital Impr	1.5000	180,100	0	$180,100	$270.15
Emergency Medical Services	0.6600	173,272	0	$173,272	$114.36

Total Millage	12.4311	Total Taxes	$2,201.78

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$181.74
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65

Total Assessments	$596.87

Taxes & Assessments	$2,798.65

If Paid By	Amount Due

EXHIBIT 2
EXHIBIT 437

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9075058.0001	2018	$2,686.70

EXHIBIT 2
EXHIBIT 437

Sarasota County Tax Collector

generated on 2/21/2020 10:12:02 AM EST

Tax Record

Last Update: 2/21/2020 10:12:02 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060030033	REAL ESTATE	2019

Mailing Address
SCHROCK BARBARA S
6735 E US HWY 50
MONTGOMERY IN 47558

Property Address
2007 INGRAM AVE 001

Old Account Number
0060-03-0033

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code

Legal Description
2007 INGRAM AVE NLY 45 FT OF LOT 41 & ALL LOT 42 ORANGE GROVE PARK

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	183,800	0	$183,800	$589.54
Bonds-Debt Service	0.1317	183,800	0	$183,800	$24.21
Sarasota Co. Legacy Trl	0.0419	183,800	0	$183,800	$7.70
Mosquito Control	0.0520	183,800	0	$183,800	$9.56
Sarasota Memorial Hospital	1.0420	183,800	0	$183,800	$191.52
SW FL Water Management Dist.	0.2801	183,800	0	$183,800	$51.48
West Coast Inland Navigation	0.0394	183,800	0	$183,800	$7.24
Sarasota School Board					
School District Fund	5.4430	183,800	0	$183,800	$1,000.42
School Capital Impr	1.5000	183,800	0	$183,800	$275.70
Emergency Medical Services	0.6600	183,800	0	$183,800	$121.31
Total Millage	12.3976	**Total Taxes**			$2,278.68

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$183.82
G64A	Solid Waste Service District	$186.59
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$90.65
	Total Assessments	$626.06

EXHIBIT 2
EXHIBIT 437

Taxes & Assessments	$2,904.74

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
1/28/2020	PAYMENT	9098081.0001	2019	$2,846.65

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 2
EXHIBIT 437

EXHIBIT 438

EXHIBIT 439

Sarasota County Tax Collector

generated on 2/26/2020 3:09:17 PM EST

Tax Record

Last Update: 2/26/2020 3:09:17 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060140083	REAL ESTATE	2018

Mailing Address
WARRICK HELENE
WARRICK LANCE
201 W 70TH ST #21H
NEW YORK NY 10023-4380

Property Address
2756 GREENDALE PL 001

Old Account Number
0060-14-0083

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code
Legal Description
2756 GREENDALE PL LOT 6 CATHEDRAL OAKS ESTATES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	205,100	0	$205,100	$659.19
Bonds-Debt Service	0.1222	205,100	0	$205,100	$25.06
Mosquito Control	0.0550	205,100	0	$205,100	$11.28
Sarasota Memorial Hospital	1.0420	205,100	0	$205,100	$213.71
SW FL Water Management Dist.	0.2955	205,100	0	$205,100	$60.61
West Coast Inland Navigation	0.0394	205,100	0	$205,100	$8.08
Sarasota School Board					
School District Fund	5.5030	205,100	0	$205,100	$1,128.66
School Capital Impr	1.5000	205,100	0	$205,100	$307.65
Emergency Medical Services	0.6600	205,100	0	$205,100	$135.37

Total Millage	12.4311	Total Taxes	$2,549.61

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$142.11
G64A	Solid Waste Service District	$159.48
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$151.94

Total Assessments	$618.53

Taxes & Assessments	$3,168.14

If Paid By	Amount Due

EXHIBIT 2
EXHIBIT 439

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/16/2018	PAYMENT	9036186.0001	2018	$3,041.41

EXHIBIT 2
EXHIBIT 439

Sarasota County Tax Collector

generated on 2/26/2020 3:08:34 PM EST

Tax Record

Last Update: 2/26/2020 3:08:34 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0060140083	REAL ESTATE	2019

Mailing Address
WARRICK HELENE
WARRICK LANCE
201 W 70TH ST #21H
NEW YORK NY 10023-4380

Property Address
2756 GREENDALE PL 001

Old Account Number
0060-14-0083

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail NO EXEMPTIONS
Millage Code 0100
Escrow Code
Legal Description
2756 GREENDALE PL LOT 6 CATHEDRAL OAKS ESTATES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	225,610	0	$225,610	$723.64
Bonds-Debt Service	0.1317	225,610	0	$225,610	$29.71
Sarasota Co. Legacy Trl	0.0419	225,610	0	$225,610	$9.45
Mosquito Control	0.0520	225,610	0	$225,610	$11.73
Sarasota Memorial Hospital	1.0420	225,610	0	$225,610	$235.09
SW FL Water Management Dist.	0.2801	225,610	0	$225,610	$63.19
West Coast Inland Navigation	0.0394	225,610	0	$225,610	$8.89
Sarasota School Board					
School District Fund	5.4430	237,900	0	$237,900	$1,294.89
School Capital Impr	1.5000	237,900	0	$237,900	$356.85
Emergency Medical Services	0.6600	225,610	0	$225,610	$148.90
Total Millage	12.3976	**Total Taxes**			$2,882.34

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$143.73
G64A	Solid Waste Service District	$186.59
I006	Sewer-Phillippi Creek K	$165.00
W056	Stormwater Utility	$151.94
	Total Assessments	$647.26

EXHIBIT 2
EXHIBIT 439

Taxes & Assessments	$3,529.60

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2019	PAYMENT	9031046.0001	2019	$3,388.42

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 2
EXHIBIT 439

EXHIBIT 440

Sarasota County Tax Collector

generated on 2/28/2020 9:27:58 AM EST

Tax Record

Last Update: 2/28/2020 9:27:57 AM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0054010016	REAL ESTATE	2019

Mailing Address
PARSONS CALLIE
3434 ALDERMAN ST
SARASOTA FL 34237-8301

Property Address
3434 ALDERMAN ST 001

Old Account Number
0054-01-0016

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code
531557

Legal Description
3434 ALDERMAN ST E 80 FT OF FOLLOWING DESC PROPERTY BEG AT A POINT WHERE E LINE OF TROTTER AVE INTRS S LINE OF SAL RR R/W AS A POB TH ELY ALG S LINE OF SAL RR R/W 184 FT TH SLY 156 FT TO A POINT TH WLY PARALLEL TO S LINE OF SAL RR R/W 184 FT TH NLY ALG E Additional Legal

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	99,503	50,000	$49,503	$158.78
Bonds-Debt Service	0.1317	99,503	50,000	$49,503	$6.52
Sarasota Co. Legacy Trl	0.0419	99,503	50,000	$49,503	$2.07
Mosquito Control	0.0520	99,503	50,000	$49,503	$2.57
Sarasota Memorial Hospital	1.0420	99,503	50,000	$49,503	$51.58
SW FL Water Management Dist.	0.2801	99,503	50,000	$49,503	$13.87
West Coast Inland Navigation	0.0394	99,503	50,000	$49,503	$1.95
Sarasota School Board					
School District Fund	5.4430	99,503	25,000	$74,503	$405.52
School Capital Impr	1.5000	99,503	25,000	$74,503	$111.76
Emergency Medical Services	0.6600	99,503	50,000	$49,503	$32.67
Total Millage	12.3976	**Total Taxes**			$787.29

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$168.97
G64A	Solid Waste Service District	$186.59

EXHIBIT 2
EXHIBIT 441

EXHIBIT 442

3

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013143449 3 PGS
2013 OCT 21 01:55 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
JOLSON Receipt#1675975
Doc Stamp-Deed: 0.70

PREPARED BY & RETURN TO:
John T. Griffin, Esquire
Griffin & Griffin
8482 S. Tamiami Trail
Sarasota, Florida 34238
(941) 966-2700

e

Property I.D. No.: 0053-06-0005

2013143449

WARRANTY DEED

THIS WARRANTY DEED, dated this 16th day of October, 2013 by **John A. Hobbs, Jr. (a/k/a Jack A. Hobbs)** a single man, and **Mark F. Marino**, a single man, whose post office address is 1563 Ingram Avenue, Sarasota, FL 34232, hereinafter the **"GRANTOR"**, to **John A. Hobbs, Jr.** and **Mark F. Marino**, as joint tenants with rights of survivorship, hereinafter collectively called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

WITNESSETH, that **GRANTOR**, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to **GRANTOR** in hand paid by **GRANTEE**, the receipt whereof is hereby acknowledged, does hereby grants, bargains, sells, aliens, conveys, remises, releases, and confirms unto the **GRANTEE** forever, all right, title, interest, claim, and demand which the **GRANTOR** has in and to the following described lot, piece or parcel of land, situate, lying, and being in the County of Sarasota, State of Florida, to wit:

Lot 16, BAHIA VISTA HEIGHTS SUBDIVISION, according to the plat thereof, recorded in Plat Book 9, Page(s) 66 of the Public Records of Sarasota County, Florida.

TO HAVE AND TO HOLD the same as their interests may appear, ***subject*** to covenants, conditions, restrictions, reservations, limitations, encumbrances and easements and agreements of record, if any, and taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by government authorities, if any.

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 further covenants with the **GRANTEE** that except as above noted, 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 property and **GRANTOR** warrants the title to the

property for any acts of **GRANTOR** and will defend the title against all lawful claims of all persons claiming by, through, or under the **GRANTOR**.

THIS INSTRUMENT has been prepared without the benefit of title search/examination.

This property **is** the homestead of the Grantor.

IN WITNESS WHEREOF, **GRANTOR** has signed and sealed this Deed on the date first written above.

Signed, sealed and delivered in
the presence of:

Sign Here: _____
Print name: Denise Whalin

_____(SEAL)
John A. Hobbs, Jr., GRANTOR

Sign Here: _____
Print name: Blanche F. Mollohan

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16th day of October, 2013, by **John A. Hobbs, Jr.,** who is personally known to me or has produced _____ as identification.

LORI H. ARMSTRONG
MY COMMISSION # EE 213982
EXPIRES: July 4, 2016
Bonded Thru Budget Notary Services

_____
Notary Public
Print Name:
My Commission Expires:
Commission No.:

IN WITNESS WHEREOF, **GRANTOR** has signed and sealed this Deed on the date first written above.

Signed, sealed and delivered in the presence of:

Sign Here: _____
Print name: Denise Whalin

_____ (SEAL)
Mark. F. Marino, GRANTOR

Sign Here: _____
Print name: Blanche F. Mollohan

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16th day of October, 2013, by **Mark F. Marino**, who is personally known to me or has produced FL Dr. Lic as identification.

LORI H. ARMSTRONG
MY COMMISSION # EE 213982
EXPIRES: July 4, 2016
Bonded Thru Budget Notary Services

_____
Notary Public
Print Name:
My Commission Expires:
Commission No.:

EXHIBIT 443

Sarasota County Tax Collector

generated on 7/8/2020 9:53:44 AM EDT

Tax Record

Last Update: 7/8/2020 9:53:44 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060005	REAL ESTATE	2018

Mailing Address
HOBBS JOHN A JR
MARINO MARK F
1563 INGRAM AVE
SARASOTA FL 34232-3227

Property Address
1563 INGRAM AVE 001

Old Account Number
0053-06-0005

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
1563 INGRAM AVE LOT 16 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	96,528	50,000	$46,528	$149.54
Bonds-Debt Service	0.1222	96,528	50,000	$46,528	$5.69
Mosquito Control	0.0550	96,528	50,000	$46,528	$2.56
Sarasota Memorial Hospital	1.0420	96,528	50,000	$46,528	$48.48
SW FL Water Management Dist.	0.2955	96,528	50,000	$46,528	$13.75
West Coast Inland Navigation	0.0394	96,528	50,000	$46,528	$1.83
Sarasota School Board					
School District Fund	5.5030	96,528	25,000	$71,528	$393.62
School Capital Impr	1.5000	96,528	25,000	$71,528	$107.29
Emergency Medical Services	0.6600	96,528	50,000	$46,528	$30.71

Total Millage	12.4311	Total Taxes	$753.47

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$123.72
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$365.10

Taxes & Assessments	$1,118.57

EXHIBIT 42

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
10/26/2018	PAYMENT	5502289.0001	2018	$1,073.83

Sarasota County Tax Collector

generated on 7/8/2020 9:53:07 AM EDT

Tax Record

Last Update: 7/8/2020 9:53:06 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053060005	REAL ESTATE	2019

Mailing Address
HOBBS JOHN A JR
MARINO MARK F
1563 INGRAM AVE
SARASOTA FL 34232-3227

Property Address
1563 INGRAM AVE 001

Old Account Number
0053-06-0005

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
1563 INGRAM AVE LOT 16 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	98,362	50,000	$48,362	$155.12
Bonds-Debt Service	0.1317	98,362	50,000	$48,362	$6.37
Sarasota Co. Legacy Trl	0.0419	98,362	50,000	$48,362	$2.03
Mosquito Control	0.0520	98,362	50,000	$48,362	$2.51
Sarasota Memorial Hospital	1.0420	98,362	50,000	$48,362	$50.39
SW FL Water Management Dist.	0.2801	98,362	50,000	$48,362	$13.55
West Coast Inland Navigation	0.0394	98,362	50,000	$48,362	$1.91
Sarasota School Board					
School District Fund	5.4430	98,362	25,000	$73,362	$399.31
School Capital Impr	1.5000	98,362	25,000	$73,362	$110.04
Emergency Medical Services	0.6600	98,362	50,000	$48,362	$31.92

Total Millage	12.3976	Total Taxes	$773.15

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$127.12
G64A	Solid Waste Service District	$186.59
W056	Stormwater Utility	$81.90

EXHIBIT 42

Total Assessments	$395.61
Taxes & Assessments	$1,168.76

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
10/26/2019	PAYMENT	5502842.0001	2019	$1,122.01

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 444

5.00
364.50

WARRANTY DEED
INDIVID TO INDIVID

330920

O.R. 1630 PG 0773

This Warranty Deed *Made the* 1st *day of* November, *A. D.* 19 83 *by* DAVID McNABB, joined by his wife, DORIS McNABB,

hereinafter called the grantor, to GERALD A. LAGACE,

whose postoffice address is 1841 Ingram Avenue, Sarasota, Florida 33582, *hereinafter called the 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* $10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* Sarasota *County, Florida, viz:*

Lot 29, BAHIA VISTA HEIGHTS SUBDIVISION, as per plat thereof recorded in Plat Book 9, Page 66, of the Public Records of Sarasota County, Florida.

Subject to valid restrictions, reservations and easements of record.

This deed is given subject to an outstanding first mortgage, dated June 6, 1983, recorded in O. R. Book 1592, Page 743, of the Public Records of Sarasota County, Florida, on which there is a remaining unpaid balance of $64,720.40, which said mortgage the Grantee herein assumes and agrees to pay.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to* December 31, 19 82.

Documentary Tax Pd. $ 364.50
Intangible Tax Pd. $ _____
R. H. Hackney, Jr., Clerk, Sarasota County
By: Smoley
Deputy Clerk

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Thomas A. Dozier
Thomas A. Dozier

David McNabb (L.S.)
Doris McNabb (L.S.)

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared DAVID McNABB, joined by his wife, DORIS McNABB,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of November A. D. 19 83.

Thomas A. Dozier
Notary Public
My Commission Expires:
Sept. 20, 1985

SPACE BELOW FOR RECORDERS USE

FILED AND RECORDED
R. H. HACKNEY JR. CLERK
SARASOTA CO. FLA

NOV 4 8 32 AM '83

330920

This Instrument prepared by:
Address THIS INSTRUMENT WAS PREPARED BY:
THOMAS A. DOZIER
ATTORNEY AT LAW
P. O. BOX 2738 SARASOTA, FLORIDA

EXHIBIT 442

EXHIBIT 445

Sarasota County Tax Collector

generated on 7/8/2020 9:52:08 AM EDT

Tax Record

Last Update: 7/8/2020 9:52:08 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140003	REAL ESTATE	2018

Mailing Address
LAGACE GERALD A
1841 INGRAM AVE
SARASOTA FL 34232-3244

Property Address
1841 INGRAM AVE 001

Old Account Number
0053-14-0003

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
1841 INGRAM AVE LOT 29 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	117,157	50,000	$67,157	$215.84
Bonds-Debt Service	0.1222	117,157	50,000	$67,157	$8.21
Mosquito Control	0.0550	117,157	50,000	$67,157	$3.69
Sarasota Memorial Hospital	1.0420	117,157	50,000	$67,157	$69.98
SW FL Water Management Dist.	0.2955	117,157	50,000	$67,157	$19.84
West Coast Inland Navigation	0.0394	117,157	50,000	$67,157	$2.65
Sarasota School Board					
School District Fund	5.5030	117,157	25,000	$92,157	$507.14
School Capital Impr	1.5000	117,157	25,000	$92,157	$138.24
Emergency Medical Services	0.6600	117,157	50,000	$67,157	$44.32

Total Millage	12.4311	Total Taxes	$1,009.91

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$157.41
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$81.90

Total Assessments	$398.79

Taxes & Assessments	$1,408.70

EXHIBIT 42

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/7/2018	PAYMENT	9002670.0001	2018	$1,352.35

Sarasota County Tax Collector

generated on 7/8/2020 9:51:07 AM EDT

Tax Record

Last Update: 7/8/2020 9:51:07 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053140003	REAL ESTATE	2019

Mailing Address
LAGACE GERALD A
1841 INGRAM AVE
SARASOTA FL 34232-3244

Property Address
1841 INGRAM AVE 001

Old Account Number
0053-14-0003

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
1841 INGRAM AVE LOT 29 BAHIA VISTA HEIGHTS

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	119,383	50,000	$69,383	$222.55
Bonds-Debt Service	0.1317	119,383	50,000	$69,383	$9.14
Sarasota Co. Legacy Trl	0.0419	119,383	50,000	$69,383	$2.91
Mosquito Control	0.0520	119,383	50,000	$69,383	$3.61
Sarasota Memorial Hospital	1.0420	119,383	50,000	$69,383	$72.30
SW FL Water Management Dist.	0.2801	119,383	50,000	$69,383	$19.43
West Coast Inland Navigation	0.0394	119,383	50,000	$69,383	$2.73
Sarasota School Board					
School District Fund	5.4430	119,383	25,000	$94,383	$513.73
School Capital Impr	1.5000	119,383	25,000	$94,383	$141.58
Emergency Medical Services	0.6600	119,383	50,000	$69,383	$45.79

Total Millage	12.3976	Total Taxes	$1,033.77

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$159.22
G64A	Solid Waste Service District	$186.59
W056	Stormwater Utility	$81.90

EXHIBIT 142

Total Assessments	$427.71
Taxes & Assessments	$1,461.48

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/7/2019	PAYMENT	9002387.0001	2019	$1,403.02

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 446

** OFFICIAL RECORDS **
BOOK 2828 PAGE 800

96026455

This Instrument Prepared Without Benefit of Title Examination By:
Lawrence M. Hankin, Esquire
2033 Main Street, Suite 400
Sarasota, Florida 34237 168

Property Appraisers Parcel Identification (Folio) Number(s):
53-11-0058

6 —
—70

OFFICIAL
96 NOV -7 PM 3: 13
CLERK

Receipt #: 000000413481-01
Doc Stamp-Deed : 0.70
Karen E. Rushing, Sarasota Co.
By: _____ D.C.

THIS WARRANTY DEED *made the* 6th *day of* ~~November~~ February 1996 *A.D. 1995, by* ***Roman E. Perruc and Phyllis H. Perruc, husband and wife,*** *hereinafter called the grantor, to* ***Phyllis H. Perruc, a married woman,*** *whose post office address is 1610 Springwood Drive, Sarasota, Florida 34232, hereinafter called the 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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:*

Lot 53, Block 3, TAMARON SUBDIVISION, Unit No. 2, as per Plat thereof, recorded in Plat Book 24, Pages 11, 11A and 11B of the Public Records of Sarasota County, Florida.

SUBJECT TO *taxes for the current and subsequent years.*
SUBJECT TO *valid easements, restrictions and reservations of record.*

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1994.*

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

Signed, sealed and delivered in the presence of:

Kathi A. Wisniewski
Witness Signature
KATHI A WISNIEWSKI
Printed Name
Kathy Pittenger
Witness Signature
Kathy Pittenger
Printed Name

Roman E. Perruc
Signature
Roman E. Perruc

Phyllis H. Perruc
Signature
Phyllis H. Perruc
1610 Springwood Drive, Sarasota, Florida 34232

STATE OF FLORIDA
COUNTY OF SARASOTA

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared ***Roman E. Perruc and Phyllis H. Perruc, husband and wife,*** *known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named person* Kathi A. Wisniewski *and that an oath (was)(was not) taken.*

Witness my hand and official seal in the County and State last aforesaid this 6th *day of* ~~November~~ February *A.D.,* ~~1995.~~ 1996

Kathi A. Wisniewski
Notary Signature

_____
Printed Notary Signature

EXHIBIT 447

Sarasota County Tax Collector

generated on 5/14/2020 9:41:38 AM EDT

Tax Record

Last Update: 5/14/2020 9:41:40 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053110058	REAL ESTATE	2018

Mailing Address
PERRUC PHYLLIS H
4146 WESTBOURNE CIR
SARASOTA FL 34238

Property Address
1610 SPRINGWOOD DR 001

Old Account Number
0053-11-0058

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
940140

Legal Description
1610 SPRINGWOOD DR LOT 53 BLK 3 TAMARON UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	212,718	0	$212,718	$683.68
Bonds-Debt Service	0.1222	212,718	0	$212,718	$25.99
Mosquito Control	0.0550	212,718	0	$212,718	$11.70
Sarasota Memorial Hospital	1.0420	212,718	0	$212,718	$221.65
SW FL Water Management Dist.	0.2955	212,718	0	$212,718	$62.86
West Coast Inland Navigation	0.0394	212,718	0	$212,718	$8.38
Sarasota School Board					
School District Fund	5.5030	213,200	0	$213,200	$1,173.24
School Capital Impr	1.5000	213,200	0	$213,200	$319.80
Emergency Medical Services	0.6600	212,718	0	$212,718	$140.39

Total Millage	12.4311	Total Taxes	$2,647.69

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$153.43
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$90.65

Total Assessments	$403.56

Taxes & Assessments	$3,051.25

If Paid By	Amount Due

EXHIBIT 142

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/27/2018	PAYMENT	7226793.0001	2018	$2,929.20

Sarasota County Tax Collector

generated on 5/14/2020 9:39:48 AM EDT

Tax Record

Last Update: 5/14/2020 9:39:49 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0053110058	REAL ESTATE	2019

Mailing Address
PERRUC PHYLLIS H
4146 WESTBOURNE CIR
SARASOTA FL 34238

Property Address
1610 SPRINGWOOD DR 001

Old Account Number
0053-11-0058

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code
940140

Legal Description
1610 SPRINGWOOD DR LOT 53 BLK 3 TAMARON UNIT 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	206,000	0	$206,000	$660.75
Bonds-Debt Service	0.1317	206,000	0	$206,000	$27.13
Sarasota Co. Legacy Trl	0.0419	206,000	0	$206,000	$8.63
Mosquito Control	0.0520	206,000	0	$206,000	$10.71
Sarasota Memorial Hospital	1.0420	206,000	0	$206,000	$214.65
SW FL Water Management Dist.	0.2801	206,000	0	$206,000	$57.70
West Coast Inland Navigation	0.0394	206,000	0	$206,000	$8.12
Sarasota School Board					
School District Fund	5.4430	206,000	0	$206,000	$1,121.26
School Capital Impr	1.5000	206,000	0	$206,000	$309.00
Emergency Medical Services	0.6600	206,000	0	$206,000	$135.96
Total Millage	12.3976	**Total Taxes**			$2,553.91

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$155.19
G64A	Solid Waste Service District	$186.59
W056	Stormwater Utility	$90.65
	Total Assessments	$432.43

EXHIBIT 142

Taxes & Assessments	$2,986.34

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/26/2019	PAYMENT	8027281.0001	2019	$2,866.89

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 448

3

Prepared by and when recorded return to:

LAW OFFICES OF CYNTHIA M. CLARK
2801 Fruitville Rd, #220
Sarasota, Florida 34237

Property Appraiser's Parcel Identification No. 061150090

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018084499 3 PG(S)
June 25, 2018 03:37:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $0.70

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE made on June 21, 2018, between **ROBERT N. O'NEILL** and **HEATHER H. PENNINGTON**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 7151 Rustic Acres Dr., Sarasota, FL 34241, for and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) cash and other good and valuable consideration in hand paid by (i) **ROBERT N. O'NEILL, Trustee of the ROBERT N. O'NEILL LIVING TRUST**, such trustee having an address of 7151 Rustic Acres Dr., Sarasota, FL 34241, and such trust having been established under that certain revocable trust agreement originally dated December 7, 2015, and amended in its entirety on January 13, 2016, by ROBERT N. O'NEILL, as grantor and as trustee, and also paid by (ii) **HEATHER H. PENNINGTON, Trustee of the HEATHER H. PENNINGTON REVOCABLE LIVING TRUST**, such trustee having an address of 7151 Rustic Acres Dr., Sarasota, FL 34241, and such trust having been established under that certain revocable trust agreement originally dated May 18, 1998, and amended in its entirety on January 13, 2016, by HEATHER H. PENNINGTON, as grantor and as trustee (such trustees hereinafter referred to jointly as "Grantee"), hereby GRANT, CONVEY and WARRANT an undivided one-half interest unto each Grantee in all of Grantor's interest in and to the following described real estate in Sarasota County, Florida:

Lot 6, PHILLIPPI PINES, a subdivision as per plat thereof recorded in Plat Book 45, Page 47, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0061150090

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby

EXHIBIT 48

entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Sarasota County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

Signed, Sealed and Delivered
in presence of

Lynn M. Green
Witness

Robert N. O'Neill
ROBERT N. O'NEILL

Lynn M. Green
(Printed Name)

EXHIBIT 42

Witness

Angela G. Blum

(Printed Name)

HEATHER H. PENNINGTON

STATE OF FLORIDA §
§
COUNTY OF SARASOTA §

The foregoing instrument was acknowledged before me, the undersigned authority, by ROBERT N. O'NEILL, Grantor, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as Grantor, and by HEATHER H. PENNINGTON, Grantor, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on June 21, 2018.

CYNTHIA M. CLARK
Notary Public - State of Florida
My Comm. Expires Sep 22, 2018
Commission # FF 161963
Bonded through National Notary Assn.

Notary Public, State of Florida

EXHIBIT 449

Sarasota County Tax Collector

generated on 7/28/2020 12:51:38 PM EDT

Tax Record

Last Update: 7/28/2020 12:51:37 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061150090	REAL ESTATE	2018

Mailing Address
ROBERT N O NEILL LIVING TRUST
HEATHER H PENNINGTON REVOCABLE
5850 MERIWETHER PLACE
SARASOTA FL 34232-5000

Property Address
5850 MERIWETHER PL 001

Old Account Number
0061-15-0090

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
5850 MERIWETHER PL LOT 6, PHILLIPPI PINES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	116,000	0	$116,000	$372.82
Bonds-Debt Service	0.1222	116,000	0	$116,000	$14.18
Mosquito Control	0.0550	116,000	0	$116,000	$6.38
Sarasota Memorial Hospital	1.0420	116,000	0	$116,000	$120.87
SW FL Water Management Dist.	0.2955	116,000	0	$116,000	$34.28
West Coast Inland Navigation	0.0394	116,000	0	$116,000	$4.57
Sarasota School Board					
School District Fund	5.5030	116,000	0	$116,000	$638.35
School Capital Impr	1.5000	116,000	0	$116,000	$174.00
Emergency Medical Services	0.6600	116,000	0	$116,000	$76.56

Total Millage	12.4311	Total Taxes	$1,442.01

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
W056	Stormwater Utility	$27.54

Total Assessments	$27.54

Taxes & Assessments	$1,469.55

If Paid By	Amount Due

EXHIBIT 42

	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/19/2018	PAYMENT	9040825.0002	2018	$1,410.77

Sarasota County Tax Collector

generated on 7/28/2020 12:50:39 PM EDT

Tax Record

Last Update: 7/28/2020 12:50:39 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0061150090	REAL ESTATE	2019

Mailing Address
ROBERT N O NEILL LIVING TRUST
HEATHER H PENNINGTON REVOCABLE
5850 MERIWETHER PLACE
SARASOTA FL 34232-5000

Property Address
5850 MERIWETHER PL 001

Old Account Number
0061-15-0090

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
NO EXEMPTIONS

Millage Code
0100

Escrow Code

Legal Description
5850 MERIWETHER PL LOT 6, PHILLIPPI PINES

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	122,500	0	$122,500	$392.92
Bonds-Debt Service	0.1317	122,500	0	$122,500	$16.13
Sarasota Co. Legacy Trl	0.0419	122,500	0	$122,500	$5.13
Mosquito Control	0.0520	122,500	0	$122,500	$6.37
Sarasota Memorial Hospital	1.0420	122,500	0	$122,500	$127.65
SW FL Water Management Dist.	0.2801	122,500	0	$122,500	$34.31
West Coast Inland Navigation	0.0394	122,500	0	$122,500	$4.83
Sarasota School Board					
School District Fund	5.4430	122,500	0	$122,500	$666.77
School Capital Impr	1.5000	122,500	0	$122,500	$183.75
Emergency Medical Services	0.6600	122,500	0	$122,500	$80.85
Total Millage	12.3976	**Total Taxes**			$1,518.71

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
W056	Stormwater Utility	$27.54

EXHIBIT 42

Total Assessments	$27.54
Taxes & Assessments	$1,546.25

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2019	PAYMENT	9032675.0001	2019	$1,484.40

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 450

02080062

Stewart Title of Sarasota, Inc.

(3)
6.00
15d-3
✓
2x5

This Instrument Prepared by:
DAVID RUSSELL
3530 Webber Street
Sarasota, FL 34239
for the purposes of title insurance.

Property Appraisers Parcel I.D. (Folio) Number(s):
52040040

Grantee(s) S.S.#(s):

WARRANTY DEED
(FROM CORPORATION)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002157878 1 PG
2002 SEP 25 06:18 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#221836
Doc Stamp-Deed: 1,581.30

2002157878

SPACE ABOVE THIS LINE FOR PROCESSING DATA | SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Warranty Deed *Made and executed the* 12TH *day of* SEPTEMBER *A.D.* 2002 *by* Morrison Homes, Inc. d/b/a Morrison Homes

a corporation existing under the laws of Florida *and having its principal place of business at* 100 Tampa Oaks Blvd. Temple Terrace, FL 33637 *hereinafter called the grantor, to* Linda Wenck and Raymond Wenck

whose postoffice address is 721 Stonecrest Drive Sarasota, FL 34232 *hereinafter called the 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 an in consideration of the sum of $* 10.00 *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 situated in* Sarasota *County, Florida, viz:*

Lot 55, THE OAKS AT WOODLAND PARK PHASE II, according to the Plat recorded in Plat Book 39, Pages 32, 32A and 32B, as recorded in the Public Records of Sarasota County, Florida; said land situate, lying and being in Sarasota County, Florida.

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 it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 2001 *, restrictions, reservations, covenants and easements of record, if any.*

In Witness Whereof, *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto afffixed, by its proper officers thereunto duly authorized, the day and year first above written.*

(Corporate Seal)

ATTEST: _____ Secretary

Signed, sealed and delivered in our presence:

Morrison Homes, ~~Inc.~~ d/b/a Morrison Homes

_____
Witness Signature
Carrie Allman
Printed Name
Paula M DuPree
Witness Signature
Paula M DuPree
Printed Name

BY: _____
Nancy M. Reynolds
Printed Name and Title
Vice President of Finance

STATE OF Florida
COUNTY OF

The foregoing instrument was acknowledged before me this day of
by Nancy M. Reynolds, Vice President of Finance of Morrison Homes, Inc. d/b/a
a Florida Corporation, on behalf of the corporation. He/she is personally known to me or who has
produced _____ as identification and did _____ take an oath.

Paula M DuPree
Notary Signature

SEAL

Paula M. DuPree
Printed Notary Signature
Title or Rank:
Serial Number:
My Commission Expires:

Notary Public, State of Florida
Paula M. DuPree
Commission # CC 887952
Expires Nov. 15, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

EXHIBIT 52

EXHIBIT 451

Sarasota County Tax Collector

generated on 8/4/2020 9:49:39 AM EDT

Tax Record

Last Update: 8/4/2020 9:49:39 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040040	REAL ESTATE	2018

Mailing Address
WENCK LINDA
WENCK RAYMOND
721 STONECREST DR
SARASOTA FL 34232-7402

Property Address
721 STONECREST DR 001

Old Account Number
0052-04-0040

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
721 STONECREST DR LOT 55 THE OAKS AT WOODLAND PARK PH 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2140	248,708	50,000	$198,708	$638.65
Bonds-Debt Service	0.1222	248,708	50,000	$198,708	$24.28
Mosquito Control	0.0550	248,708	50,000	$198,708	$10.93
Sarasota Memorial Hospital	1.0420	248,708	50,000	$198,708	$207.05
SW FL Water Management Dist.	0.2955	248,708	50,000	$198,708	$58.72
West Coast Inland Navigation	0.0394	248,708	50,000	$198,708	$7.83
Sarasota School Board					
School District Fund	5.5030	248,708	25,000	$223,708	$1,231.06
School Capital Impr	1.5000	248,708	25,000	$223,708	$335.56
Emergency Medical Services	0.6600	248,708	50,000	$198,708	$131.15

Total Millage	12.4311	Total Taxes	$2,645.23

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$204.39
G64A	Solid Waste Service District	$159.48
W056	Stormwater Utility	$46.88

Total Assessments	$410.75

Taxes & Assessments	$3,055.98

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2018	PAYMENT	9074096.0001	2018	$2,933.74

Sarasota County Tax Collector

generated on 8/4/2020 9:48:52 AM EDT

Tax Record

Last Update: 8/4/2020 9:48:52 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year
0052040040	REAL ESTATE	2019

Mailing Address
WENCK LINDA
WENCK RAYMOND
721 STONECREST DR
SARASOTA FL 34232-7402

Property Address
721 STONECREST DR 001

Old Account Number
0052-04-0040

Base Exempt Amount	Taxable Value
see below	see below

Exemption Detail
HX 25000
H2 25000

Millage Code
0100

Escrow Code

Legal Description
721 STONECREST DR LOT 55 THE OAKS AT WOODLAND PARK PH 2

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2075	253,433	50,000	$203,433	$652.51
Bonds-Debt Service	0.1317	253,433	50,000	$203,433	$26.79
Sarasota Co. Legacy Trl	0.0419	253,433	50,000	$203,433	$8.52
Mosquito Control	0.0520	253,433	50,000	$203,433	$10.58
Sarasota Memorial Hospital	1.0420	253,433	50,000	$203,433	$211.98
SW FL Water Management Dist.	0.2801	253,433	50,000	$203,433	$56.98
West Coast Inland Navigation	0.0394	253,433	50,000	$203,433	$8.02
Sarasota School Board					
School District Fund	5.4430	253,433	25,000	$228,433	$1,243.36
School Capital Impr	1.5000	253,433	25,000	$228,433	$342.65
Emergency Medical Services	0.6600	253,433	50,000	$203,433	$134.27

Total Millage	12.3976	Total Taxes	$2,695.66

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
F052	Sarasota County Fire Rescue	$206.73
G64A	Solid Waste Service District	$186.59
W056	Stormwater Utility	$46.88

Total Assessments	$440.20

EXHIBIT 452

Taxes & Assessments	$3,135.86

If Paid By	Amount Due
	$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/2/2019	PAYMENT	5532207.0001	2019	$3,041.78

Prior Year Taxes Due
NO DELINQUENT TAXES

EXHIBIT 452

D VA 3
$21.00
D.S. $4200.

This instrument prepared by and return to:
Robert E. Messick, Esquire
Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.
2013 Main Street, Suite 600
Sarasota, Florida 34237

Parcel Identification No. 0104-11-0029

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004171125 3 PGS
2004 SEP 01 06:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TRAIN 3 Receipt#520156
Doc Stamp-Deed: 4,200.00

2004171125

WARRANTY DEED

THIS INDENTURE, made this 31st day of August, 2004, between M & H Corporation, an Ohio corporation and Ronald V. Miller, Individually (collectively referred to herein as "Grantor"), whose address is 4640 Proctor Road, Sarasota, Florida 34233 and Phillippi Pines, LLC, a Florida limited liability company (referred to herein as "Grantee"), whose address is 2033 Main Street, Suite 600, Sarasota, Florida 34237.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to Grantee, its successors and assigns, forever, the land lying in SARASOTA COUNTY, FLORIDA, legally described in **EXHIBIT A** attached hereto and made a part hereof by this reference, together with all improvements located thereon (collectively, the "Property").

For the same consideration, Grantor hereby convey, transfer, remise, release and assign to Grantee, its successors and assigns, forever, all right, title and interest of Grantor in and to all easements appurtenant to the Property, and all right, title and interest of Grantor in and to any streets, roadways, alleys and sidewalks, both public and private, adjacent to the Property.

SUBJECT to rights, reservations and restrictions filed of Public Record.

GRANTOR do hereby fully warrant title to the Property, and will defend and indemnify Grantee against the lawful claims of all persons whomsoever. Grantor covenant and warrant to Grantee that the Property is not now, nor ever has been the Homestead of Grantor, nor is the Property immediately contiguous to the Homestead of Grantor.

IN WITNESS WHEREOF, Grantor have executed this Warranty Deed as of the date stated above.

Executed as to both Grantors in the
Presence of the Undersigned Witnesses:

Printed Name: Geoffrey Pflugner

Printed Name: STEPHEN J BROWNE

M & H CORPORATION, an Ohio Corporation

By: _____
Ronald V. Miller, as Vice President

Printed Name: J. Geoffrey Pflugner

Printed Name: STEPHEN J BROWNE

_____
Ronald V. Miller, Individually

INSTRUMENT # 2004171125
3 PGS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31 day of August, 2004, by RONALD V. MILLER, Individually and as Vice President of M & H Corporation, an Ohio corporation, who is personally known to me X or has produced _____ as identification.

_____
Notary Public

J. Geoffrey Pflugner
MY COMMISSION # DD060054 EXPIRES
September 24, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

F:\USERS\REM\ORION\PHILIPPI\WARRANTY.WPD3

INSTRUMENT # 2004171125
3 PGS

EXHIBIT "A"

Legal Description

Commence at the SW corner of the SE1/4 of Section 34, Township 36 South, Range 18 East; thence East 24.0 feet; thence North along the East line of Sawyer Road, 364.0 feet (to the North zoning line of land presently zoned "CG") for Point of Beginning; thence continue North along the East line of Sawyer Road, 455.0 feet to the North line of Lot 11, Block 4, Section 34-36-18 of Phillippi Creek Farms Subdivision; thence continue North along East line of Sawyer Road 405.0 feet to a point lying 255.6 feet South of the North line of Lot 10 of Block 4, Section 34-36-18 of Phillippi Creek Farms Sub; thence East, and parallel to said North Line of Lot 10, 300.7 feet to the West R/W line of S.C.L. Railroad; thence SE'ly along said railroad, 922.5 feet to a point (said point being 324.0 feet North of, as measured perpendicular to, South line of Section 34-36-18); thence West and parallel to said South line of Section 34-36-18, 105.52 feet; thence North and perpendicular to said South line of Section 34-36-18, 166.0 feet; thence West and parallel to said South line of Section 34-36-18, 150.0 feet; thence South and perpendicular to South Line of Section 34-36-18, 131.1 feet (to a point on the North zoning line of lands presently zoned "CG"); thence Westerly along said zoning line, 240.1 feet to the Point of Beginning. Being a part of Lots 10 and 11, Block 4, Section 34, Township 36 South, Range 18 East, Phillippi Creek Farms Subdivision, recorded in Plat Book 1, Page 253, Public Records of Manatee County, Florida (also recorded in Plat Book A, Page 50, Public Records of Sarasota County, Florida.). Together with the East 1/2 of that part of Sawyer Road (as shown on said Plat of Phillippi Creek Farms Sub.) lying West of said Tract 10 (except the North 255.6 feet thereof)

EXHIBIT 3

THE TRAILS ACT: RAILROADING PROPERTY OWNERS AND TAXPAYERS FOR MORE THAN A QUARTER CENTURY

Mark F. (Thor) Hearne, II*
Lindsay Brinton
Meghan Largent

Editors' Synopsis: In this Article, the Authors present a practitioner's view of the conflict between the worthy objective the Trails Act was intended to achieve and the realities of how the Act serves to take property from landowners without providing the just compensation the Fifth Amendment requires. The authors argue that several recommended changes to the Trails Act can reduce the inequities that result from its implementation.

I. PUBLIC RECREATIONAL TRAILS AND PRESERVATION OF RAILROAD CORRIDORS ARE WORTHY OBJECTIVES 118
II. A TRAILS ACT PARABLE 119
III. IN REALITY, THE TRAILS ACT IS ALL ABOUT CREATING NEW PUBLIC RECREATIONAL TRAILS, NOT PRESERVING RAILROADS 125
IV. THE TRAILS ACT PROVIDES PRIVATE "TRAIL GROUPS" A MECHANISM TO TAKE LAND AND SELL THAT INTEREST TO A THIRD PARTY FOR PROFIT 131

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I. PUBLIC RECREATIONAL TRAILS AND PRESERVATION OF RAILROAD CORRIDORS ARE WORTHY OBJECTIVES

Add our voices to the choir. A well-administered public recreational trail can be a valuable and appreciated public amenity.

The National Trails System Act Amendments of 1983 (1983 Amendments)[1] were adopted for the purpose of converting abandoned rail lines into public recreational trails and preserving the otherwise abandoned easements by allowing the federal Surface Transportation Board (STB) to grant any railroad the ability to build a new rail line across this land at some indefinite date in the future.

However, the fact that the object of legislation benefits the public does not excuse the government from its constitutional obligation to compensate a landowner whose land the government takes in pursuit of this objective. The Fifth Amendment to our Constitution requires the government to pay "just compensation" to a citizen whose property it takes for the benefit of the public.[2]

Justice Holmes noted this point in *Pennsylvania Coal Co. v. Mahon*,[3] writing, "We are in danger of forgetting that a strong public desire to improve the public condition is not enough to warrant achieving the desire by a shorter cut than the constitutional way of paying for the change."[4]

Currently, more than fifty Trails Act Fifth Amendment takings cases are pending in the U.S. Court of Federal Claims (CFC) and federal district courts. These pending cases involve title to more than 780 miles of abandoned rail lines and more than 85,400 acres of land[5] owned by thousands of American citizens.

The Trails Act is legislation with a worthy objective, but the Trails Act is seriously flawed in the means by which it seeks to accomplish this objec-

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[1] Pub. L. No. 98-11, 97 Stat. 42, *National Trails System Act of 1968*, Pub. L. No. 98-11, Title II, § 201, 97 Stat. 42 (codified, as amended) at 16 U.S.C.S. § 1241 et seq. (2006).

[2] U.S. CONST. amend. V ("nor shall private property be taken for public use, without just compensation"); *see also* David A. Thomas, *Why the Public Plundering of Private Property Rights is Still a Very Bad Idea*, 41 REAL PROP. PROB. & TR. J. 25 (2006).

[3] 260 U.S. 393 (1922).

[4] *Id.* at 416.

[5] Railroad easements typically vary in width from 50 feet to 200 feet. In eastern states and urban areas, the easement is normally 50 to 100 feet wide, while in western states and rural communities, the easements are typically 200 feet wide. The most common width is 100 feet. Assuming a uniform 100-foot width, more than 780 miles of abandoned rail line are currently the subject of pending Trails Act taking cases, and 85,400 acres of land are involved in this litigation. Because many of the pending cases involve abandoned rail lines in the Western United States, the actual acreage likely is greater.

tive. The flaws in the Trails Act, combined with the STB's implementation of the Act and the Department of Justice's (DOJ) legal strategy defending against claims arising under the Trails Act, have made the Trails Act massively and needlessly more costly for American taxpayers.

Defenders of the Trails Act respond to criticisms of the law in its current form by extolling the virtues of public recreation. This response is like recommending we take an ocean voyage from Liverpool to New York because New York offers such fine entertainment. All true. But, accepting that premise does not mean we should make the voyage aboard the R.M.S. Titanic. So too the Trails Act. Granting the premise that creating public recreational trails and preserving otherwise abandoned rail corridors for possible future use are worthy objectives, it does not follow that the Trails Act in its current form is the most effective vehicle to achieve this objective.

Fortunately, the legitimate objectives of the Trails Act—establishing public recreational trails and preserving railroad corridors—may be achieved fairly and cost-effectively. But this can only be accomplished if Congress, the STB, and the DOJ change how the Trails Act is written, administered, and defended. If these changes are made, it will result in an act that treats landowners fairly, establishes more and better trails, and spends less of the taxpayers' money.

II. A TRAILS ACT PARABLE

Suppose you own a home. This home has been in your family for generations and is of cultural and historic interest—legend is that George Washington once spent the night and wrote his farewell address in this house. This home is on land your family has owned for generations and is next door to the house in which you live. You are not currently using this home, and a businessman would like to buy it. But you don't want to sell and would prefer to keep the home in your family. You do think it would be good for the neighborhood to have someone living in the home, and this businessman is a nice fellow—he is a retired railroad executive and would be a responsible neighbor who would maintain the home while he lives in it. So you agree to sell him a life estate in the home. The businessman can live in the home for the rest of his life; when the businessman dies—whether in a week or in thirty years—you (or your heirs) get the home back.

Several decades later, Congress passes a "historic preservation" law, which says a federal agency may authorize those living in historic homes to sell them to private groups or to local governments that will operate the homes as public museums. This law further allows the person living in the home to sell it, notwithstanding any principle of state property law (such as

a life estate) that would otherwise prevent that person from selling the home.

The businessman who bought your home has become quite sick and fallen on hard times. So he tells the federal agency that he is terminally ill and soon will no longer need the home. The federal agency, without ever telling you, issues an edict authorizing the businessman to sell the home to a private group that wants to operate a public museum in it. Under this arrangement the private group gets the home when the businessman dies, notwithstanding state law that says the businessman has only a life estate and that you receive the home back upon his death. The businessman's only heirs are some estranged third cousins. A provision of this federal historic preservation law allows these estranged third cousins to move into the house in the future if the federal agency grants them permission to do so.

You, as the owner of this home, don't know anything about any of these arrangements. No one—not the businessman, not the private group, and not the federal government—ever told you about this scheme to sell your home and convert it to a museum, with the possibility of the businessman's third cousins moving in at some future date.

Fortunately for the businessman, he survives for several more years. When he finally does succumb, sad as you are at his passing, you go to reclaim your home. But when you do so, a private group comes to the door and tells you that they now own the land by reason of this federal historic preservation law and the order of the federal agency. This private group plans to operate a public museum in the home. It will charge admission and have a concession stand and bookstore in the home.

You protest. This is your home. The businessman had only a life estate. You argue that this law is unconstitutional. The U.S. Supreme Court hears your case and rules that Congress may constitutionally convert your home into a museum because Congress has the power of eminent domain. But the Supreme Court rules that the Fifth Amendment requires the federal government to pay you just compensation for the home it has taken from you.

We all agree—you most of all—that the home is of great historic and cultural importance. This importance is why you wanted to keep it in your family. Remembering where our first president slept and displaying dioramas portraying the event and books recounting his life are all of great national importance. After all, where would we be without George Washington? But none of these considerations change the fact that you owned the home until the federal law preempted your state law title to the home.

You would rather have your home back. Lacking that possibility, you would like to receive the just compensation that you are constitutionally entitled to receive. So you file a claim in the CFC seeking compensation.

The DOJ (funded by your tax payments) appears in court to prevent you from being paid compensation. The DOJ argues, "It may be true that the businessman only had a life estate in your home, but we have decided that a life estate in a historic home has been 'redefined' or has 'shifted' to include the right of a private museum group to operate the home as a public museum—including a concession stand and bookstore."

After five years of litigation with the federal government, you and the DOJ reach a settlement specifying the amount of compensation you are to receive for this home. A federal judge reviews this settlement and approves the compensation. But just two days before this order approving the settlement is final, the court of appeals issues a ruling in a different case involving a house the federal government has taken from a famous general in Georgia. (The federal government also took this Army general's home without paying him.) Under the court of appeals' new rule, a homeowner must file a claim for compensation within six years of when the federal agency issued its edict authorizing the sale of the house to the businessman. You protest, "This is not fair. No one ever told me about the federal agency's order. I didn't know anyone had taken my home until I heard about the deal between the businessman and the museum group, and even then I only heard about it because it was in the newspaper. Plus, I filed my claim before this new rule was announced and under the old rule I couldn't even file a claim until the businessman had died, and I had the right to my home under state law."

"Too bad," the DOJ says. In effect, "Gotcha. You're out of luck. The museum group gets your home, and we get out of our settlement agreement so the federal government doesn't have to pay you. Sometimes life is just not fair."[6]

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[6] The DOJ argued before the CFC that although the government had admitted liability for taking the land of more than 100 Missouri property owners, the decision in an unrelated case retroactively changed the statute of limitations and the government was no longer bound to honor the settlement nor pay these citizens. The DOJ argued:

> [T]he extent that some of this discussion is really turning on the perceived equities, or inequities, of the government raising the statute of limitations' [sic] issue again after having litigated the case for a number of years, we have quoted in one or both of our brief [*sic*]. . . . It states: that age-old rule that a court may not, in any case, even in the interest of justice, extend its jurisdiction where none exists has always worked injustice in particular cases.

Transcript of Record at 33–34, Biery v. United States, 86 Fed. Cl. 516 (2009) (Nos. 07-693L, 07-675L) (on file with Real Property, Trust & Estate Law Journal).

You cannot believe this result. So you ask if any other citizens have had the same thing happen to their homes. You learn that a lot of other citizens have also lost their homes under this federal program and very few have been paid.

One homeowner tells you that he lost his home under this program when the federal agency granted a county government the right to take the family home for a museum, but the county has never used the home as a museum. Rather, the home has been neglected and vandalized and the grounds are littered with trash. The county government that received the right to use this home had said it wanted the home for a museum, but the county really had no interest in opening a museum. Rather, the county wanted to use the federal law to acquire title to the land so the county could make money by leasing the home to a cell tower company and digging a sewage lagoon in the back yard for a community septic system.[7] The property owners complained to the federal agency about this abuse of the federal historic preservation law. But, the federal agency told them it had no statutory authority to regulate how a "museum group" used the land.[8] The DOJ says the museum group can use the land for anything it wants—it does not have to be a museum.[9] The only requirement is that the museum group not do something that would make it impossible for the estranged third cousins to move back to the land and build a new home. No one really knows what would make it "impossible" for the third cousins to do so. In one case the museum group tore down the home and built a heliport.[10]

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[7] *See* Letter from Cecile B. Kellenbarger, Treasurer, Prairie Travelers, Inc., to Vernon A. Williams, Secretary, Surface Transportation Board (July 28, 2004) (on file with Real Property, Trust & Estate Law Journal). ("The County only intends to railbank the line for possible use as a corridor for underground utilities.")

[8] *See* Citizens Against Rails to Trails v. Surface Transp. Bd., 267 F.3d 1144 (D.C. Cir. 2001) (finding that STB's role granting trail use application is merely ministerial and STB has no authority to review fitness of trail group or desirability of trail).

[9] When the DOJ was asked whether the government would allow "concessionaires set up along the strip and sell things to these hikers," the DOJ responded, "I don't believe that they could be prevented from putting up a concession stand." Transcript of Record at 91, Biery v. United States, 86 Fed. Cl. 516 (2009) (Nos. 1:07cv00693, 1:07cv00675) (on file with Real Property, Trust & Estate Law Journal). A concession stand has been built on the High Line Trail in New York City, and parking lots and other facilities have been built in Florida on the Legacy Trail.

[10] *See Twenty-Five Years of Railbanking: A Review and Look Ahead, Hearing Before the Surface Transp. Bd.*, Ex Parte No. 690, 51–55 (July 8, 2009) (testimony of Marianne Wesley Fowler, Senior V.P. of Fed. Relations, Rails-to-Trails Conservancy) (mentioning Texas mayor who had heliport built on land supposed to be used as trail under authority of Trails Act), *available at* http://www.stb.dot.gov/TransAndStatements.nsf/transcriptsand

In yet another case, the heirs of the deceased life estate tenant are using this program to try and get money for the home in a scheme to sell it to a Mexican corporation.[11] In the meantime, the home has fallen into disrepair, the pool has overflowed and flooded the owner's adjoining home, and a group of illegal aliens are using what is left of the home as a meth lab. Every few days, the police are called to break into the house and arrest them, but the house continues to be used as a meth lab and a shelter for illegal aliens. Whenever the owners try and lock the home and prevent it from being used for illegal activity, the police run them off, saying that under this federal program, the owners have no right to go onto the land, not even to protect their adjoining land from being flooded.[12]

For those fortunate enough to learn that the federal agency has issued an edict authorizing their home to be converted into a museum in time to file a claim for compensation, the DOJ will claim the government does not need to pay them for taking their ancestral home. In its defense of these "Museum-Act taking cases," the DOJ has pursued a litigation strategy that is both very expensive and greatly delays a homeowner being paid compensation. The DOJ makes three arguments:

Argument 1: The businessman still lives in the home and, therefore, the life estate is still in force. True enough, the DOJ concedes, the businessman is dead and buried, and he only had a life estate to use the property; but, because the federal agency may grant his estranged third cousins the right to move into the house sometime in the future, the businessman is really still living in the house.

If you don't buy Argument 1, the DOJ offers Argument 2 as justification for taking your home without having to pay you.

Argument 2: Your home is really a museum and was a museum all along. The original owners of the home allowed George Washington to sleep there because George Washington was a public figure. Therefore, a public museum commemorating George Washington's slumber in the home is a use of the property consistent with the original owner's invitation to

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statements?openview (follow "07/08/2009 Full Transcript" hyperlink; then select "Ex Parte No. 690 Transcript.pdf).

[11] *See* Environmental Assessment, San Pedro R.R., No. AB-1081X (Sub-No. 4X) (Surface Transp. Bd. Nov. 9, 2005) (abandonment exemption in Cochise County, AZ) (San Pedro Railroad attempted to use the Trails Act as a means to hold an abandoned rail line easement as part of a deal with Ferromex, a Mexican railroad, to operate a cross-border railroad).

[12] *See* Affidavit of John Ladd, et al. at 2–3, Ladd v. United States, 90 Fed. Cl. 221 (2009) (No. 07-271L) (ranchers describing how illegal immigrants and suspected drug smugglers use abandoned and neglected rail line to cross border).

George Washington to spend the night. George Washington was a *public* figure so a *public* museum commemorating this event are both similarly permitted *public* uses of this home within the scope of the original invitation to George Washington. Additionally, because you granted the businessman the right to use this home for a single-family residence as long as he lived, you cannot complain about the use of your land as a public museum because, if the businessman had not died, he still could be living in the home. Therefore, the public museum imposes no "greater burden" on your ownership of the reversionary right to this home than was the case when the businessman used it.

Okay, okay. So that argument is an invalid syllogism on the order of: "God is love, love is blind; therefore, Stevie Wonder is God." But the DOJ has one last argument it marshals in its effort to avoid compensating property owners in Museum-Act taking cases.

Argument 3: The federal government still can take your property without having to pay compensation because the government—or a judge sympathetic to the government—can "redefine" or "shift" your property interest in your home. The argument goes like this: When you and the businessman negotiated the original agreement, he obtained a life estate to use your home. The life estate did not allow him to sell your home to a museum—nor did it allow his estranged third cousins to use the home after he died. "But," the DOJ argues, "Times have changed. It was several decades ago that you and the businessman negotiated the life estate. Since then, we have all come to share a much greater appreciation of George Washington and the importance of preserving our historical connection with our first president." It is, therefore, appropriate for the federal government—or a judge sympathetic to the federal government—to redefine the life estate granted the businessman in light of the current reality of our appreciation of George Washington. Thus, a life estate granted for the life of the businessman who lived in a home in which George Washington once slept should be redefined or "shifted" to be a life estate that endures so long as we remember the life of George Washington.

The preceding parable of a private home taken for a public museum is precisely analogous to the situation that property owners experience in "rails-to-trails" takings of their land under the federal Trails Act. If you substitute railroad for businessman, recreational trail for museum, easement for life estate and reversionary interest[13] for original landowner, you have an accurate statement of how the Trails Act functions.

[13] Throughout this Article, we use the term *reversionary* in the generic sense used by the Federal Circuit: "We note in passing that as a matter of traditional property law

III. IN REALITY, THE TRAILS ACT IS ALL ABOUT CREATING NEW PUBLIC RECREATIONAL TRAILS, NOT PRESERVING RAILROADS

The Trails Act is not, in reality, about preserving railroad corridors. This ostensible purpose is a fiction. The Trails Act is, in practice, about converting land the site of a now abandoned rail line to a new and different use as a public recreational trail. And, as the Federal Circuit and other courts have made clear, public recreational use is quite different from operating a railroad.[14]

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terminology, a termination of the easements would not cause anything to 'revert' to the landowner. Rather, the burden of the easement would simply be extinguished, and the landowner's property would be held free and clear of any such burden." Toews v. United States, 376 F.3d 1371, 1376 (Fed. Cir. 2004).

Judge Plager made some interesting comments on this topic:

> There is an alternative way, frequently used today . . . to describe property transactions involving easements. Instead of calling the property owner's retained interest a fee simple burdened by the easement, this alternative labels the property owner's retained interest following the creation of an easement as a "reversion" in fee. Upon the termination, however achieved, of the easement, the "reversion" is said to become fully possessory; it is sometimes loosely said that the estate "reverts" to the owner.
>
> Under traditional common law estates terminology, a "reversion" is a future interest remaining in the transferor following the conveyance of certain lesser estates to a transferee, typically when the transferee takes a possessory estate of freehold, for example a life estate. An easement is not such a possessory estate of freehold. Traditional characterization describes an easement as a "use" interest, sometimes an "incorporeal hereditament," but not a "possessory" interest in the land. Therefore labeling the retained interest a "reversion" is not consistent with the traditional classification scheme, which views the retained interest as a present estate in fee simple, subject to the burden of the easement.
>
> Be that as it may, whether the property owner's retained interest following the conveyance of an easement is denominated a fee simple estate or a reversion, it is uniformly treated at common law as a vested estate in fee. Under either characterization the result upon termination of the easement is the same. For consistency we use the traditional terminology which recognizes that the transferor remains seized of the freehold estate, and thus labels the owner's estate as a fee simple, burdened, during the life of the easement, by the easement-holder's rights.

Preseault v. United States, 100 F.3d 1525, 1533–34 (Fed. Cir. 1996) [hereinafter *Preseault III*].

[14] In *Toews*, the Federal Circuit noted:

> And it appears beyond cavil that use of these easements for a recreational trail—for walking, hiking, biking, picnicking, frisbee

In *National Wildlife Federation v. Interstate Commerce Comm'n*,[15] the D.C. Circuit described the history and purpose of the 1983 Amendments to the Trails Act:[16] "As originally enacted, the Trails Act made no specific provision for the conversion of abandoned railroad rights-of-way to trails. Congress's first effort to encourage this type of adaptive re-use appeared in section 809 of the Railroad Revitalization and Regulatory Reform [(4-R)] Act of 1976."[17] Section 809 of the 4-R Act authorized the Interstate Commerce Commission (ICC) to delay disposition of abandoned railroad corridors for up to 180 days after an effective abandonment order "unless the property at issue had been first offered on reasonable terms for sale for public purposes."[18] This section is referred to as a "Public Use Condition."[19]

This section did not, however, achieve Congress's desired result. As the D.C. Circuit noted, "Section [10905] has no railbanking provision that

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> playing, with newly-added tarmac pavement, park benches, occasional billboards, and fences to enclose the trailway—is not the same use made by a railroad, involving tracks, depots, and the running of trains. The different uses create different burdens. In the one case there was an occasional train passing through (no depots or turntables or other appurtenances are involved on these rights of way). In the other, individuals or groups use the property, some passing along the trail, others pausing to engage in activities for short or long periods of time. In the one case, the landowner could make such uses of the property as were not inconsistent with the railroad's use, crossing over the tracks, putting a fruit stand on one edge of the property, or whatever. In the other, the government fenced the trail in such a way as to deny access.
>
> Some might think it better to have people strolling on one's property than to have a freight train rumbling through. But that is not the point. The landowner's grant authorized one set of uses, not the other. Under the law, it is the landowner's intention as expressed in the grant that defines the burden to which the land will be subject.

376 F.3d at 1376–77.

[15] 850 F.2d 694 (D.C. Cir. 1988).

[16] *See* National Trails System Act Amendments of 1983, Pub. L. No. 98-11, 97 Stat. 42 (codified as amended at 16 U.S.C. §§ 1241 to 1247, 1249 (2009).

[17] *Id.* at 697; *see also* Railroad Revitalization and Regulatory Reform Act of 1976, Pub. L. No. 94-210, tit. VIII, 90 Stat. 144 (current version at 49 U.S.C. § 10905 (2009).

[18] *Nat'l Wildlife Fed'n*, 850 F.2d at 697.

[19] Section 809 was originally codified as 49 U.S.C. section 10906, but was subsequently renumbered, and is now at 49 U.S.C. section 10905. *See* I.C.C. Termination Act of 1995, P.L. No. 104-88, 109 Stat 803.

would preempt state laws that could otherwise result in reversion of rights-of-way to abutting landowners upon a cessation of rail service."[20]

The lack of a railbanking provision preempting state laws created a problem in that the railroad would lose its rights of way under state law when the railroad abandoned the line. For this reason, "Congress renewed its effort to promote the conversion of railroad rights-of-way to trail use when it enacted the current [section] 8(d) as part of the 1983 Trails Act Amendments."[21] Section 8(d) was…. added to:

> reflect[] the concern that previous congressional efforts have not been successful in establishing a process through which railroad rights-of-way which are not immediately necessary for active service can be utilized for trail purposes . . . . [This provision] should eliminate many of the problems with this program. The concept of attempting to establish trails only after the formal abandonment of a railroad right-of-way is self-defeating; once a right-of-way is abandoned for railroad purposes there may be nothing left for trail use.[22]

The Eighth Circuit noted:

> One of the major impediments to preserving these rights-of-way existed in state property laws which prescribed that once rail service is discontinued after the ICC's approval of abandonment, such easements would automatically expire and the rights-of-way would revert to adjacent property owners. In response to this problem, Congress enacted the Trails Act Amendments of 1983.[23]

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[20] *Nat'l Wildlife Fed'n*, 850 F.2d at 701. For an explanation of the term "railbanking," see *infra* note 119 and accompanying text.

[21] *Id.*

[22] H.R. Rep. No. 98-28, at 8–9 (1983), *as reprinted in* 1983 U.S.C.C.A.N. 112, 119–20. Congress adopted the Trails Act and the 4-R Act to address the loss of railroad rights of way. Congress was not alone in noting the decline of railroads in the 1970's. *See* STEVE GOODMAN, *The City of New Orleans* (1970) ("And the steel rails still ain't heard the news/The conductor sings his song again/The passengers will please refrain/This train's got the disappearing railroad blues." (Sung most famously by Arlo Guthrie on the album HOBO'S LULLABY (Rising Son 1972)).

[23] Town of Grantwood Vill. v. Mo. Pac. R.R. Co., 95 F.3d 654, 658 (8th Cir. 1996) (citation omitted).

As the D.C. Circuit explained, "By deeming interim trail use to be like discontinuance rather than abandonment, Congress sought to prevent property interests from reverting to the landowners under state law."[24]

Section 8(d) of the 1983 Trails Act Amendments provides:

> Consistent with the purposes of that Act, and in furtherance of the national policy to preserve established railroad rights-of-way for future reactivation of rail service, to protect rail transportation corridors, and to encourage energy efficient transportation use, in the case of interim use of any established railroad rights-of-way pursuant to donation, transfer, lease, sale, or otherwise in a manner consistent with this chapter, if such interim use is subject to restoration or reconstruction for railroad purposes, such interim use shall not be treated, for purposes of any law or rule of law, as an abandonment of the use of such rights-of-way for railroad purposes.[25]

The Trails Act was codified at Title 16.[26] This section of the United States Code concerns "conservation." The provisions before and after the Trails Act concern estuaries and rivers.[27] By contrast, regulation of railroads and the STB's authority and procedures are codified under Title 49, which concerns "transportation."[28]

The Trails Act does not even come into play until the railroad and the STB first have concluded the property has no current or foreseeable future use as a rail line.[29] After a railroad has sought authority to abandon a rail line and the STB has determined that no current or foreseeable future use of the land for a rail line exists, a private or public group may request the authority to negotiate with the railroad to acquire the easement pursuant to the Trails Act.[30] If such a trail group requests the opportunity to negotiate a

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[24] Citizens Against Rails-to-Trails v. Surface Transp. Bd., 267 F.3d 1144, 1149 (D.C. Cir. 2001) (citing Preseault v. Interstate Commerce Comm'n, 494 U.S. 1, 8 (1990)); *see also Nat'l Wildlife Fed'n*, 850 F.2d at 702.

[25] 16 U.S.C. § 1247 (2006) (codifying the National Trails System Act Amendments of 1983, Pub. L. No. 98-11, 97 Stat. 42).

[26] *See id.* §§ 1241–1251.

[27] *See id.* §§ 1221, 1271.

[28] *See* 49 U.S.C. §§ 10101, 10502 (2006).

[29] Before the Trails Act can be invoked, section 10905 of the 4-R Act requires that the STB find there is no public interest in the current or future use of the rail line for transportation.

[30] *See* 49 C.F.R. 1152, 29.

Trail Use Agreement with the railroad and if the railroad agrees to these negotiations, the STB will issue a Notice of Interim Trail Use or Abandonment (NITU).[31] The STB has no discretion over whether or not to issue a NITU.[32] If the railroad agrees to negotiate, the STB must issue a NITU.

The Legacy Trail running between Sarasota and Venice, Florida is a typical example. Seminole Gulf Railway, L.P. (SGLR) sought to abandon a twelve-mile long decrepit and unused segment of rail line it had acquired from CSX Transportation in 1987.[33] SGLR noted, "there has been no traffic on the line [for over two years] and there have been no rail movements over the last three miles of the line for over 10 years."[34] SGLR told the STB "there is little likelihood of traffic returning to the line."[35] The railroad and the STB agreed that:

> All of the former shippers have moved elsewhere or use other arrangements for their traffic. . . . Because of residential and recreational development of the land along the right-of-way there are few, if any, parcels available for industrial development for new rail shippers. . . . It is clear that the lack of traffic, and the development of the area around the Subject Line that there is little likelihood of there ever being a future demand for local rail service over

[31] *See id.* The typical Trails Act arises in the course of an exempt abandonment under 49 U.S.C. section 10502. A parallel provision for non-exempt abandonments is found under 49 U.S.C. section 10903. The order of the STB authorizing Trails Use in a non-exempt abandonment is called a Certificate of Interim Trail Use or Abandonment (CITU). *See* 49 C.F.R. § 1011.7(a). We refer throughout to a NITU; however, the terms CITU and NITU can be used interchangeably, as used in this Article.

[32] *See Jost v. Surface Transp. Bd.* 194 F.3d 79 (D.C. Cir. 1999) (stating that the STB "'shall' impose a trail condition, and not permit abandonment of a line, whenever a railroad is prepared to convey the right-of-way" to a trail sponsor, and that the statute gives the STB "little, if any, discretion to forestall a voluntary agreement to effect a conversion to trail use."); *see also Citizens Against Rails-to-Trails v. Surface Transp. Bd.*, 267 F.3d 1144, 1152 (D.C. Cir. 2001) (STB's issuance of NITU is ministerial and is not subject to National Environmental Policy Act (NEPA)); *Goos v. Interstate Commerce Comm'n*, 911 F.2d 1283, 1295–96 (8th Cir. 1990) (STB's issuance of NITU is ministerial and is not subject to NEPA.).

[33] *See* Seminole Gulf Ry., No. AB-400 (Surface Transp. Bd. Apr. 1, 2004) (decision in abandonment exemption in Sarasota County, Fla.).

[34] *Id.* at *1.

[35] *Id.* at *2.

> the Subject Line . . . there are no shippers remaining on the Subject Line, and no prospects of future shippers.[36]

The STB approved the abandonment of the rail line and issued a NITU. The Trust for Public Land, a 501(c)(3) public charity and land conservation group, negotiated with the railroad and acquired the easement under the Trails Act. The Trust for Public Land then assigned the trail to Sarasota County. The Legacy Trail is now a mostly paved public recreational trail with parking, rest room facilities, and a museum in the old depot.

Thus, while the Trails Act preserves the *hypothetical* possibility that the STB at some future time may grant some as-yet unidentified railroad the authority to build a new rail line across the land, the reality is that this grant rarely happens. In the vast majority of cases, the land has been converted permanently to public recreational use and never has or will be the site of a future railroad.

According to testimony submitted to the STB, out of 5,079 miles of track subject to a NITU, only 2,764 have been converted to trail use.[37] Of these 2,764 miles of trails, a rail line has been rebuilt on the land only nine times.[38] And, often only a small segment of the former rail line has been reactivated.[39] Many of the abandoned rail lines converted to public recreational use are spur lines or dead-end lines[40] that do not run anywhere any railroad will ever be needed again.[41] Most of these abandoned rail lines are not of significant value as a rail corridor.

Notably, the NITU does not guarantee there will be a trail or that a Trail Use Agreement will be reached within the six-month initial negotiating period. The NITU merely authorizes the railroad and trail group to negotiate for a possible Trail Use Agreement. The initial negotiating period is for six

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[36] *See* Petition of Seminole Gulf Railway, L.P. for Exemption of Abandonment at 4–6, No. AB-400 (Sub-No. 3X) (Surface Transp. Bd. Dec. 12, 2003) (on file with Real Property, Trust & Estate Law Journal).

[37] *See Twenty-Five Years of Railbanking*, *supra* note 10, (written statement of Marianne Wesley Fowler, Senior V.P. of Fed. Relations, Rails-to-Trails Conservancy).

[38] *See id.*

[39] *See e.g.*, *Glosemeyer v. United States*, 45 Fed. Cl. 771, 774 (2000) (reactivation of 1,100 feet of 6.2 miles of abandoned line).

[40] *See* Burlington N. & Santa Fe Ry. Co., No. AB-6 (Sub-No. 406X) (Surface Transp. Bd. Apr. 5, 2004) (notice of interim trail use or abandonment in Reno County, Kan.); *see also* Butler County, Kan., No. AB-870X (Surface Transp. Bd. July 2, 2004) (notice of interim trail use or abandonment).

[41] *See* Seminole Gulf Ry., L.P., No. AB-870X (Surface Transp. Bd. Apr. 1, 2004) (notice of interim trail use or abandonment in Sarasota County, Fla.).

months, but this period often is extended repeatedly. In some cases the negotiating period has been extended for more than eleven years.[42]

IV. THE TRAILS ACT PROVIDES PRIVATE "TRAIL GROUPS" A MECHANISM TO TAKE LAND AND SELL THAT INTEREST TO A THIRD PARTY FOR PROFIT

All too often the Trails Act serves, not to build trails, but as a tool for a private or public "trail group" to acquire the rights to profit from the land. This use is especially outrageous because while landowners are not paid unless they pursue long and expensive litigation against the federal government, the trail group is able to sell the landowners' property for substantial profit.[43]

Consider the economics of a single two-mile long segment of abandoned rail line converted to trail use under the Trails Act. The STB issued a NITU on April 18, 1999. A not-for-profit, privately controlled trail group negotiated with the railroad to acquire the easement pursuant to the Trails Act. The Missouri Pacific Railroad appraised the easement as worth $3.5 million for tax purposes.[44] The private trail group paid the railroad only $330,000.[45] The railroad received a tax deduction worth more than $1.1 mil-

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[42] *See*, *e.g.*, Wisconsin Cent. Ltd., No. AB-303 (Sub-No. 18X) (Surface Transp. Bd. July 28, 2009) (final extension of negotiation for abandonment exemption in Polk County, Wis.; NITU issued Mar. 1998 ultimately extended until Jan. 2010).

[43] "[I]n an abandonment proceeding the STB determines whether an abandonment is appropriate by weighing the potential harm to affected shippers and communities against the burden of continued operation of the railroad in interstate commerce. By contrast, under section 1247(d), the STB *must* issue a NITU or CITU when a private party files a statement of willingness to assume financial responsibility and the railroad agrees to negotiate." Goos v. Interstate Commerce Comm'n, 911 F.2d 1283 (8th Cir. 1990).

[44] *See* Ken Leiser, *Park District Ditches Offer to Buy Trail: Officials Discover Nonprofit Had Paid Much Less*, ST. LOUIS POST-DISPATCH, Dec. 4, 2003, at C1. The appraised interest in the corridor is not the value of the land but the value of the railroad's easement interest in the corridor that it was able to sell by reason of the Trails Act. *Id.* Under Missouri law, the Missouri Pacific Railroad had no interest in the land and had nothing it could sell. The only "interest" the Missouri Pacific Railroad had to sell was the interest created by operation of the federal Trails Act. *See* Town of Grantwood Vill. v. Mo. Pac. R.R. Co., 95 F.3d 654 (8th Cir. 1996). Essentially, the Trails Act created an easement interest that the Missouri Pacific could sell and donate for which it received a tax deduction. This same interest was then resold and leased by the private trail group for a substantial profit. The proposed $1.6 million sale did not go through. When the park department learned that the trail group was trying to reap a $1.3 million windfall from the sale, the sale was canceled. *See* Leiser, *supra*. However, the private trail group still received substantial funds from utilities for use of the corridor. *See* Illig. v. United States, 58 Fed. Cl. 619, 623–24 (2003).

[45] *See* Leiser, *supra* note 44.

lion for the difference.[46] The private trail group also received at least $200,000 from a utility company in payment for licensing a high-power electric line built on the property.[47] The private trail group then leased (for an undisclosed amount) the trail to the county park department.[48] The private trail group also tried to sell the two-mile segment of the rail line to the park department for $1.6 million.[49] The park department and private trail group received funds from the state transportation department (a part of which are from the federal government) to develop a trail across this two-mile long segment. Seven years after the NITU was issued, and three years after the lawsuit was filed in the CFC, the property owners were paid almost $4.7 million for the value of their land, $2.7 million in interest, and $800,000 in reimbursed attorney fees and litigation expenses.[50] The amount the DOJ paid in costs and expenses in this case is unknown.

So, this two-mile segment of recreational trail cost the federal government more than $10 million.[51] Additionally, the DOJ paid its own attorneys salaries and overhead, and it paid the government's litigation expenses, including appraisal fees and any federal funds appropriated to build the trail. The cost to the taxpayers is more than $5 million per mile.

The economics of this single two-mile segment illustrate how miserably inefficient and costly the Trails Act is in its current form. Had the federal government, directly or through the county park department, acquired the land, paid the landowners upfront, and built the trail, it could have been accomplished more quickly and at one-half the expense to taxpayers. This case also illustrates how private trail groups are able to use the Trails Act to make millions in profits by selling trail corridors to county or state parks departments and granting utility easements over the land, all at the expense of the American taxpayer and property owners.

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[46] The railroad never disclosed the amount of the deduction it took for this contribution. We estimate the cost of the tax deduction to the government using the 35% corporate tax rate.

[47] *See Illig*, 58 Fed. Cl. at 623–24 (The record is unclear whether this sum is a one-time payment or an annual payment.).

[48] Letter from Buzz Westfall, Saint Louis County Executive to members of Saint Louis County Council (Sept. 3, 1998) (on file with Real Property, Trust & Estate Law Journal).

[49] *See* Leiser, *supra* note 44.

[50] *See* Miller v. United States, 67 Fed. Cl. 542 (2005).

[51] $4,691,244 for the land, $1,109,500 in tax deduction to the railroad, $2,690,439 in interest and $770,000 in litigation expenses reimbursed the property owners. *See* Miller v. United States, No. 03-2489L (Fed. Cl. Nov. 17, 2006) (order adopting proposed settlement) (on file with Real Property, Trust & Estate Law Journal).

V. THE TRAILS ACT CREATES A LEGAL PURGATORY FOR PROPERTY OWNERS WHEN A NITU IS ISSUED BUT A TRAIL USE AGREEMENT HAS NOT BEEN REACHED WITH A RESPONSIBLE TRAIL GROUP

In some cases the Trails Act results in a well-managed, attractive recreational trail that is maintained and managed by a responsible trail group. Unfortunately, in many cases the results are different. For many landowners, the STB's issuance of a NITU is the beginning of a nightmare that relegates their land to a legal purgatory.

The Trails Act has created a nightmare for the Ladd family and their neighboring ranchers in southern Arizona.[52] The Ladd family has owned a ranch on the Arizona-Mexico border since Teddy Roosevelt originally granted their family a land patent.[53] An abandoned eighty-mile long rail spur the El Paso & Southwestern Railroad Company once used to haul freight crosses their ranch.[54] Years ago, monsoon floods washed out the rail line, and the STB authorized the railroad to abandon the rail line and the rails and ties were removed. The now-abandoned rail line parallels the U.S.–Mexican border for forty miles and then turns north and runs forty miles toward Tucson.[55] Trail groups have expressed, and continue to express, interest in a possible trail on the forty-mile north-south segment.[56] However, more than three years after the NITU was issued, no trail has been built.[57] The abandoned railroad ballast provides an easy route for drug smugglers and illegal immigrants to enter the United States. The Ladds have tried to fence and build barriers across the abandoned rail line, but the border patrol and smugglers continue to cut the fence and remove the barriers.[58] The neglected railroad bed also has caused flooding of the Ladds' adjoining ranch property.[59] Because the Trails Act perpetuates an otherwise abandoned easement, the Ladds lack the ability to exclude others from this land.

National Public Radio reported in April 2010 on the murder of Robert Krentz, the Ladd's neighbor and fellow rancher. Mr. Krentz was "shot and killed along with his dog—presumably by a drug smuggler." NPR described

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[52] *See* Ladd v. United States, 90 Fed. Cl. 221 (2009), *appeal filed*, No. 2010-5010, 2010 WL 464245 (Fed. Cir. Jan. 20, 2010).
[53] *See* Apellants' Opening Brief at 4, *Ladd*, No. 2010-5010, 2010 WL 464245.
[54] *See id.*
[55] *See id.* at 6.
[56] *See id.* at 6–7.
[57] *See id.* at 8, 18–19.
[58] *See id.* at 9.
[59] *See id.*

how trails in this border community are now used by drug smugglers and illegal immigrants. "A century and a half ago, the Apache warrior Geronimo used the area's trails to elude the U.S. cavalry for decades. Now, the same trails are corridors for drug cartels using illegal immigrants who can't afford to pay for a guide."[60] NPR reported, "Ladd says he has counted 47 groups crossing onto his land in just the past three weeks—more than 300 people."

The Ladd family is not alone. Jerramy Pankratz is a Kansas landowner near Wichita.[61] The Trails Act was invoked to convert an abandoned ten-mile long rail spur to a recreational trail.[62] Butler County, Kansas used the Trails Act to acquire the easement from the railroad.[63] Trains have not run over the land in more than a decade and the rails and ties have been removed.[64] Since it reached a Trail Use Agreement on June 3, 2005, the County has done nothing to the land other than post several signs saying it is a "trail."[65] The STB filings suggest that the real reason the County was interested in acquiring the easement was not to develop a trail, but rather to profit from selling an easement across the land to a fiber-optic firm.[66]

The abandoned rail line has been neglected and is now used by motorcycles and other recreational off-road vehicles. The adjoining landowners complained about litter and wanted to restrict access to this strip of land. The county sent the property owners a letter denying them any use of the land over which the county now claimed an easement under the Trails Act. The county wrote, "[Y]ou do not have the right to make any improvements to the land within the right of way (including fencing, erecting structures, or grading out the rail bed). . . . [Y]ou can clean out the right of way of weeds, debris, etc.; however, no further improvements can be made."[67]

Totally apart from taking these landowners' state law ownership of this strip of land, the Trails Act has created a situation in which their remaining

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[60] *NRP: Ariz. Ranchers Caught Up In Mexican Drug Violence* (Apr. 12, 2010), Transcript and audio recording *available at* http://www.http://www.npr.org/templates/story/story.php?storyId=125844450; last visited May 10, 2010.

[61] *See* Plaintiff's Proposed Findings of Uncontroverted Fact, Biery v. United States, 86 Fed. Cl. 516, No. 07-675L (April 14, 2008) (on file with Real Property, Trust & Estate Law Journal) (filed by co-plaintiffs Jerramy and Erin Pankratz).

[62] *See id.*

[63] *See id.*

[64] *See id.*

[65] *See id.*

[66] *See* Kellenbarger Letter, *supra* note 7.

[67] Letter from Rod Compton, AICP, Director, Butler County Planning & Development, to Jerramy Pankratz (April 2, 2008) (on file with Real Property, Trust & Estate Law Journal).

adjoining property is devalued by the neglected condition of the abandoned rail line.

VI. ALMOST EVERY TIME IT IS INVOKED, THE TRAILS ACT TAKES A CITIZEN'S LAND

It is now settled law that in the great majority of cases, the Trails Act operates to take a compensable interest in land.

A. Railroads Typically Hold Only An Easement In Land Used For A Rail Line

Justice Brennan observed in *Preseault v. United States* (*Preseault II*)[68] that "many railroads do not own their rights-of-way outright but rather hold them under easements or similar property interests . . . [and] frequently the easements provide that the property reverts to the abutting landowner upon abandonment of rail operations."[69] As noted by the Florida court in *Davis v. MCI Telecommunications Corp.*,[70] "Except to site a station house or similar land use here and there, the railroads had no need or desire for any interest except 'right-of-way.'"[71] Likewise, in *Dean v. MOD Properties, Ltd.*,[72] another Florida court noted, "[O]nly an easement is needed to lawfully construct and maintain a road right-of-way on and over land."[73]

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[68] 494 U.S. 1 (1990) (Brennan, J.) [hereinafter *Preseault II*].

[69] *Id.* at 9.

[70] 606 So. 2d 734 (Fla. Dist. Ct. App. 1992).

[71] *Id.* at 738.

[72] 528 So. 2d 432 (Fla. Dist. Ct. App. 1988).

[73] *Id.* at 434. Danaya C. Wright, an expert hired by the government to argue against landowners' right to be paid compensation in Trails Act cases, testified before the STB:

> I have examined over probably 3,000 and my students and I have examined over 7,000 railroad deeds from the 19th century, and I can attest that over 80 percent of those from states like Pennsylvania, New York, Ohio, Indiana, Kansas, Missouri, Iowa, Idaho, and Washington are clear, unambiguous fee simple absolute deeds in the railroads. Most of the remaining 20 percent were intended to be fee simple deeds, but contain what would later become in this later period of case law ambiguous elements, like use of the term "right-of-way."

Twenty-Five Years of Railbanking (testimony of Danaya C. Wright, Univ. of Fla. Levin School of Law), *supra* note 10, at 170–71.

Ms. Wright bases this statement on her research involving law students reviewing deeds and opining whether the instrument granted a fee simple interest or an easement. Any conclusion based upon this method of reviewing railroad conveyances is of dubious value. The more appropriate method would be to review cases in which the conveyance instruments by which a rail line was established actually were litigated. Whether a judge interprets an instrument as conveying an easement or fee simple, absolute title is more meaningful than

The Federal Circuit has construed instruments conveying a "right of way" to a railroad as granting the railroad only an easement to use the land for the construction and operation of a rail line, even when the instrument otherwise purported to convey a fee simple estate in the land and did not use the term right of way.[74] In *Preseault v. United States* (*Preseault III*), the court considered the "Manwell deed." The Federal Circuit ruled, "The deed appears to be the standard form used to convey a fee simple title from grantor to grantee. But did it? . . . [D]espite the apparent terms of the deed indicating a transfer in fee, the legal effect was to convey only an easement."[75]

Despite more than a century of settled law in almost every state holding that an instrument granting a right-of-way to a railroad grants the railroad only an easement, the government still frequently argues that such an instrument conveyed the railroad a fee simple estate in the land. Courts rightly reject such an interpretation. For example, in *Rogers v. United States*,[76] the court properly applied this principle and rejected the government's argument. "[T]he conveyance does not refer to the outright transfer of land; it refers to a 'right of way for railroad purposes over and across the . . . parcels of land,' thereby indicating that the grantor retained an interest in the land referenced in the conveyance and granted an easement to [the railroad]."[77]

Many states have provisions in their state constitutions or statutes that specify that a railroad corporation obtains only an easement to use the land, even when the document purported to be a conveyance in fee simple absolute.[78] For example, the Kansas Supreme Court repeatedly has held a rail-

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what a first-year law school student might think. When we consult a judge's view of these instruments, we find Justice Brennan's observation validated. For example, in *Miller v. United States*, 67 Fed. Cl. 542 (2005), the rail line involved more than 100 separate parcels of land. In only two of these properties did the court find that the railroad had acquired fee simple absolute title. In *Hash v. United States*, 403 F.3d 1308 (Fed. Cir. 2005), the court found the vast majority of an 83.1 mile-long right of way to be only an easement. Thus, Ms. Wright's conclusion that railroads acquire fee simple estate in the land upon which they build a rail line is wrong in practice and is based upon faulty research. Further, Ms. Wright's statement that the term *right-of-way* is ambiguous is incorrect. Most courts, including the U.S. Supreme Court, when confronted with the term *right-of-way*, rule that it is the grant of an easement, not a conveyance of a fee simple estate in the land itself.

[74] *See* Preseault v. United States, 100 F.3d 1525 (Fed. Cir. 1996) (en banc) [hereinafter *Preseault III*].

[75] *Id.* at 1535–36.

[76] 90 Fed. Cl. 418 (2009).

[77] *Id.* at 429.

[78] *See, e.g.*, Brown v. Weare, 152 S.W.2d 649 (Mo. 1941); Boyles v. Missouri Friends of the Wabash Trace Nature Trail, Inc., 981 S.W.2d 644 (Mo. Ct. App. 1998).

road obtains only an easement in a strip of land used for a rail line, no matter what the conveyance document states.[79]

In *Penn Central Corp. v. U.S.R.R. Vest Corp.*,[80] Judge Posner referred to the fundamental presumption (recognized in almost every state) that a railroad's interest in land used for a rail line is only an easement granting the railroad use of the land, not a fee simple estate in the land itself. Judge Posner explained the public policy underlying this presumption:

> The presumption is that a deed to a railroad or other right of way company (pipeline company, telephone company, etc.) conveys a right of way, that is, an easement, terminable when the acquirer's use terminates, rather than a fee simple. . . Transaction costs are minimized by undivided ownership of a parcel of land, and such ownership is facilitated by the automatic reuniting of divided land once the reason for the division has ceased. If the railroad holds title in fee simple to a multitude of skinny strips of land now usable only by the owner of the surrounding or adjacent land, then before the strips can be put to their best use there must be expensive and time-consuming negotiation between the railroad and its

[79] The Kansas Supreme Court has written:

> [W]hen land is devoted to railroad purposes it is immaterial whether the railroad company acquired it by virtue of an easement, by condemnation, right-of-way, deed or other conveyance. If or when it ceases to be used for railway purposes, the land concerned returns to its prior status as an integral part of the freehold to which it belonged prior to its subjection to use for railway purposes [citation omitted]. This court has uniformly held that railroads do not own fee titles to narrow strips taken as right-of-way, regardless of whether they are taken by condemnation or right-of-way deed. The rule is in conformity with this state's long-standing public policy and gives full effect to the intent of the parties who execute right-of-way deeds rather than going through lengthy and expensive condemnation proceedings.

Harvest Queen Mill & Elevator Co. v. Sanders, 370 P.2d 419 (Kan. 1962) (citing Abercrombie v. Simmons, 81 P. 208 (Kan. 1905); Bowers v. Atchinson, T. & S. Ry. Co., 237 P. 913 (Kan. 1925); Federal Farm Mortgage, 89 P.2d 858 (Kan. 1939); Disney v. Lang, 133 P. 572 (Kan. 1913)). It is important to distinguish between a strip of land upon which a railroad corporation builds a rail line and a parcel of land a railroad acquires for other uses. For example, a railroad may acquire fee simple title to parcels of land purchases for depots, grain elevators, stations, and similar improvements. (The railroad's interest in land used for these can also be an easement.).

[80] 955 F.2d 1158 (7th Cir. 1992).

> neighbor—that or the gradual extinction of the railroad's interest through the operation of adverse possession. It is cleaner if the railroad's interest simply terminates upon the abandonment of railroad service. A further consideration is that railroads and other right of way companies have eminent domain powers, and they should not be encouraged to use those powers to take more than they need of another person's property—more, that is, than a right of way.[81]

The public policy identified by Judge Posner is an extension of the policy disfavoring creation of "strips" or "gores" of land identified by Judge Taft. Judge Taft noted this in his decision in *Paine v. Consumers Freight Forwarding & Storage Co*:[82]

> "The existence of 'strips or gores' of land along the margin of non-navigable lakes, to which the title may be held in abeyance for indefinite periods of time, is as great an evil as are 'strips and gores' of land along highways or running streams. The litigation that may arise therefrom after long years, or the happening of some unexpected event, is equally probable, and alike vexatious in each of the cases, and that public policy which would seek to prevent this by a construction that would carry the title to the center of a highway, running stream, or non-navigable lake that may be made a boundary of the lands conveyed applies indifferently, and with equal force, to all of them. It would seem, also, that whatever inference might arise from the presumed intention of the parties against the reservation of the land underlying the water would be as strong in one case as in either of the others."
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> . . .
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> The evils resulting from the retention in remote dedicators of the fee in gores and strips, which for many years are valueless because of the public easement in them, and

[81] *Id.* at 1160 (citing Highland Realty Co. v. City of San Rafael, 298 P.2d 15, 20 (Cal. 1956); Johnson v. Ocean Shore R.R., 94 Cal. Rptr. 68 (Cal. Ct. App. 1971); Brown v. Penn Cent. Corp., 510 N.E.2d 641, 644 (Ind. 1987); Ross, Inc. v. Legler, 199 N.E.2d 346 (Ind. 1964); Sherman v. Petroleum Exploration, 132 S.W.2d 768 (Ky. Ct. App. 1939); Henry v. Columbus Depot Co., 20 N.E.2d 921 (Ohio 1939)).

[82] 71 F. 626 (6th Cir. 1895).

> which then become valuable by reason of an abandonment of the public use, have led courts to strained constructions to include the fee of such gores and strips in deeds of the abutting lots. And modern decisions are even more radical in this regard than the older cases.[83]

The Trails Act exacerbates this concern about legally "orphaned" strips and gores of land. As the Arizona ranchers in *Ladd*, the Kansas farmers in *Biery*, and many landowners in other Trails Act taking cases can attest, perpetuating an easement across their land can be an evil.

B. An Easement Granted a Railroad for the Operation of a Railway Does Not Include the Right of a Non-Railroad to Use the Land for Public Recreation

When a railroad stops using a rail line and removes the tracks and ties, the easement is abandoned according to the law in essentially every state.[84] Literally hundreds of decisions of the various state supreme courts and courts of appeal hold that a railroad has abandoned an easement when the railroad no longer runs trains across the land and removes the tracks and ties.[85]

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[83] *Id.* at 629–30, 632 (quoting Lembeck v. Nye, 24 N.E. 686, 689 (Ohio 1890)).

[84] *See* Cannco Contractors, Inc. v. Livingston, 669 S.W.2d 457 (Ark. 1984); Harvest Queen Mill & Elevator Co. v. Sanders, 370 P.2d 419 (Kan. 1962); Abercrombie v. Simmons, 81 P. 208 (Kan. 1905).

[85] *See, e.g.*, *Preseault III*, 100 F.3d 1525, 1547–48 (Fed. Cir. 1996) (holding, under the law of Vermont, that the railroad had abandoned the railroad easement when the railroad "ceased using the easement for active transport operations and used the tracks solely to store railroad cars . . . [and] removed the rails and other track materials from the segment of line crossing the Preseaults' property". The concurring opinion noted that "[w]hile it is not disputed that an easement will not be extinguished through mere non-use, removing the tracks and switches from a railway cannot be termed non-use. Non-use of the easement began in 1970; abandonment occurred, as evidenced by the more permanent lack of operability, in 1975 [upon removal of the tracks]." *Id.* at 1553 (J. Rader, concurring); Cannco Contractors, Inc., 669 S.W.2d 457 (holding that the railroad had abandoned the easement when it deeded all of its interest in the easement to a private company—even though track remained and trains continued to use the line to service a private business); Loveland v. CSX Transp., Inc., 622 So. 2d 1120, 1121–23 (Fla. Dist. Ct. App. 1993) (holding that the railroad's sale of its easement to a non-railroad constituted abandonment of the easement); Michigan Dep't of Natural Res. v. Carmody-Lahti Real Estate, 699 N.W.2d 272 (Mich. 2005) (railroad's conveyance of railroad easement to state department of natural resources for a snowmobile trail was an abandonment of the easement); Seventy-Ninth St. Improvement Corp. v. Ashley, 509 S.W.2d 121, 123 (Mo. 1974) ("An offer to sell [a right of way for use other than that for which is granted] is totally inconsistent with any position

Other states have passed statutes expressly providing that a railroad is abandoned when the railroad is authorized to cease rail service over the line and removes the rails and ties.[86]

The DOJ often cites *Chevy Chase Land Co. v. United States*,[87] *Washington Wildlife Preservation, Inc. v. State*,[88] and *Moody v. Allegheny Valley Land Trust*[89] for the proposition that a railroad easement includes the right to use the land for a public recreational trail or that a railroad easement is not abandoned when the land is converted to a public recreational trail. These cases do not so hold. In *Chevy Chase Land*, *Washington Wildlife*, and *Moody*, each court specifically held that the easements in those cases—which were acquired by voluntary conveyance and not condemnation—were *not* limited to use of the land for a railroad. In *Washington Wildlife*, the court premised its holding upon the finding that:

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other than the use of the strip for railroad purposes has been abandoned."); Lawson v. State, 730 P.2d 1308, 1312 (Wash. 1986) (holding that the "change in use of railroad right of way to recreation trail or nature trail is a change of use evidencing abandonment of the right of way," where easement was granted for railroad purposes only); Marthens v. B & O R.R. Co., 289 S.E.2d 706, 710 (W.Va. 1982) (noting that the property was abandoned or no longer used for railroad purposes because "the property [has] actually been alienated by sale or lease"); Pollnow v. State Dep't of Natural Res., 276 N.W.2d 738 (Wis. 1979) (railroad had abandoned the rail line when it removed the tracks and applied to the governing authority for permission to abandon, and as a result, the railroad could not subsequently transfer title to the state for use as a recreational trail); *see also* Boyles v. Missouri Friends of the Wabash Trace Nature Trail, Inc., 981 S.W.2d 644, 648–49 (Mo. 1998). The *Boyles* court held that "'[a]bandonment is complete when the privilege of use authorized by the easement wholly and permanently ceases.' 'Abandonment is proven by evidence of an intention to abandon without an intention to again possess it.' 'An easement for a railroad right-of-way is extinguished or abandoned when the railroad ceases to run trains over the land.' 'An intention to abandon is inferred by the discontinuance of rail service with no prospect for resumption.'" (citing Kansas City Area Transp. Auth. v. 4550 Main Assoc., Inc., 742 S.W.2d 182, 189 (Mo. Ct. App. 1986); Schuermann Enter., Inc. v. St. Louis County, 436 S.W.2d 666, 668 (Mo. 1969); Quinn v. St. Louis-San Francisco Ry. Co., 439 S.W.2d 533, 535 (Mo. 1969) (en banc)); Brown v. Weare, 152 S.W.2d 649, 652 (Mo. 1941). The *Boyles* court further held that use of the right-of-way as "a hiking, biking, cross-country skiing, and nature trail" was not a "use of the land for the purpose of operating a railroad" under Article I, section 26, of the Missouri Constitution and was "consistent only with an intent to wholly and permanently cease railway operations." *Id.* at 649–50.

[86] *See, e.g.*, KAN. STAT. ANN. §§ 66-525(a)(1) (2002).

[87] 733 A.2d 1055 (Md. 1999) (answering certified questions from 158 F.3d 574 (Fed. Cir. 1998)).

[88] 329 N.W.2d 543 (Minn. 1983).

[89] 976 A.2d 484 (Pa. 2009).

> It is assumed that the deeds conveyed only an easement. Significantly, however, *none of the deeds expressly limit the easement to railroad purposes*, provide that the interest conveyed terminates if use for railroad purposes ceases, or provide that the easement would exist only for so long as the right-of-way was used for railroad purposes. While the grantors were undoubtedly aware that a railroad would be constructed on the land, *none of the deeds limit the use to railroad purposes*.[90]

Moody involved landowners suing a railroad and a private trail group for trespass.[91] This case was *not* a Fifth Amendment takings case against the federal government; instead the plaintiffs' objective was to prevent the federal Trails Act from preempting their reversionary interest in their land. The *Moody* plaintiffs wanted their land returned, and they wanted a state court to issue an order barring a federally authorized trail group from using their property.[92]

As an initial matter, we note that the *Moody* appellants were in the wrong court. Because the Trails Act preempts state law, a state court does not possess the authority to hear a trespass action against a trail group.[93] The *Moody* plaintiffs should have addressed their taking claim to the federal courts.[94]

The four-judge majority in *Moody* held that the "plain language" of the easement was for a "Road" across the land, which was a broadly stated right-of-way across the land.[95] The majority held that the "broad terms" of the easement did not limit it to use of the land for a rail line.[96] On this basis, the majority held use of the land for a public trail was within the broadly stated grant of an easement for a road.[97]

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[90] 329 N.W.2d at 546 (emphasis added).

[91] *See Moody*, 976 A.2d at 484.

[92] *See id.*

[93] *See, e.g.*, Town of Grantwood Vill. v. Missouri Pac. R.R. Co., 95 F.3d 654, 658 (8th Cir. 1996) (only federal circuit courts have jurisdiction to review ICC decisions involving rail lines).

[94] *See Preseault III*, 100 F.3d at 1531 (although challenge was to actions of state government concerning state property rights, these actions derived from federal law, and thus "[t]he taking that resulted from the establishment of the recreational trail is properly laid at the doorstep of the federal government").

[95] *Moody*, 976 A.2d at 491.

[96] *See id.*

[97] *See id.* at 492.

Given its finding that the easement was granted for a road, the *Moody* majority held that interim trail use was "not a departure from the broadly-stated terms of the easement."[98] In so holding, the majority reached the same unremarkable conclusion that was reached in *Chevy Chase Land* and *Washington Wildlife*: an easement that is not limited to use of the land for the operation of a railroad may be used for purposes other than operating a railroad across the land.[99]

The Federal Circuit had certified several questions for decision by the Court of Appeals of Maryland,[100] that state's highest court. The Federal Circuit read the response of the Court of Appeals of Maryland, in *Chevy Chase Land*, as:

> The court unanimously held that the 1911 conveyance was an easement, and held that the terms of the original conveyance were sufficiently broad to embrace its use as a recreational trail. . . . Citing its law, the court held that *since the easement is not limited in scope to railroad purposes*, and embraces the current trail use, "a party alleging abandonment must show more than an intent to abandon railroad service."[101]

Public recreational use of land by a non-railroad (or even by a railroad) is not a "railroad purpose." The *Oxford English Dictionary* defines *recreation* as "an activity or pastime pursued"[102] and *trail* as "a beaten track or path or track, esp. in a wild or uninhabited region. Also, a marked route through countryside, around a town, etc., indicating points of interest or historical significance."[103] *Hiking* is defined as "to walk vigorously,"[104] and *biking* is described as "ride on a bike."[105] *Concessionaire* is defined as "[t]he holder of a concession or grant, esp. of the use of land or trading

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[98] *Id.*

[99] *See Chevy Chase Land*, 733 A.2d 1055; *Washington Wildlife*, 329 N.W.2d 543.

[100] *See* Chevy Chase Land Co. v. United States, 158 F.3d 574 (Fed. Cir. 1998), *certifying questions to Chevy Chase Land*, 733 A.2d 1055.

[101] Chevy Chase Land Co. v. United States, Nos. 97-5079, 97-5083, 1999 U.S. App. Lexis 32838, at *5–6 (Fed. Cir. Dec. 17, 1999) (emphasis added) (quoting *Chevy Chase Land*, 733 A.2d at 1059); *see also* Toews v. United States, 376 F.3d 1371, 1380 (Fed. Cir. 2004) (noting that the easement in *Chevy Chase Land* was not limited to railroad purposes).

[102] The New Shorter Oxford English Dictionary 2508 (1993).

[103] *Id.* at 3361.

[104] *Id.* at 1234.

[105] *Id.* at 226.

rights."[106] None of these terms includes or references anything that can be remotely characterized as relating to the operation of a railroad.

Congress has defined a *railroad* as follows: "The term 'railroad' means common carrier by railroad engaged in the transportation of individuals or property or owner of trackage facilities leased by such a common carrier."[107] State law also defines *railroad* in similar manner.[108]

The Federal Circuit, in *Toews v. United States*,[109] recognized that recreational activities are very different from those of a railroad:

> [I]t appears beyond cavil that use of these easements for a recreational trail—for walking, hiking, biking, picnicking, frisbee playing, with newly-added tarmac pavement, park benches, occasional billboards, and fences to enclose the trailway—is not the same use made by a railroad, involving tracks, depots, and the running of trains.[110]

No court—state or federal—has ever accepted the DOJ's argument that public recreational use of land by a non-railroad is within the limited railroad purposes allowed under an easement granted to a railroad for the construction and operation of a rail line.

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[106] *Id.* at 468.

[107] 11 U.S.C. § 101(44) (2006).

[108] For example, in Kansas, the state statute defines *railroad train* to "mean a steam engine, electric or other motor, with or without cars coupled thereto, operated upon rails." KAN. STAT. ANN. § 8-1454 (2002). "'Railroad' means a carrier of persons or property upon cars operated upon stationary rails." *Id.* § 8-1452. Kansas provides a specific criminal statute, section 21-3761, prohibiting trespass upon or damage to "railroad property." That statute defines *railroad property* as:

> includ[ing] but not limited to, any train, locomotive, railroad car, caboose, rail-mounted work equipment, rolling stock, work equipment, safety device, switch, electronic signal, microwave communication equipment, connection, railroad track, rail, bridge, trestle, right of way or other property that is owned, leased, operated or possessed by a railroad company.

Florida law defines a *Railroad* as "[a] carrier of persons or property upon cars operated upon stationary rails." FLA. STAT. ANN. § 316.003 (35) (West 2006). A *Railroad Train* is defined as "[a] steam engine, electric or other motor, with or without cars coupled thereto, operated upon rails, except a streetcar." FLA. STAT. ANN. § 316.003 (37) (West Supp. 2009).

[109] 376 F.3d 1371 (Fed. Cir. 2004).

[110] *Id.* at 1376.

C. Railbanking Is Not a Railroad Purpose

The government argued in *Preseault III*[111] that "railbanking" and recreational trail use were railroad purposes within the scope of the easement granted for the operation of a railroad under state law (in that case, Vermont law). The Federal Circuit rejected this argument, stating, "We find no support in Vermont law for the proposition . . . that the scope of an easement limited to railroad purposes should be read to include public recreational hiking and biking trails."[112]

In *Glosemeyer v. United States*[113] the government argued railbanking and recreational trail use were railroad purposes under Missouri law. The Court of Federal Claims rejected this argument, noting that "trail use, by itself, would not constitute a railroad purpose. The transportation use contemplated by a railroad purpose would clearly be the movement of trains over rails. Recreational hiking, jogging and cycling are not connected with railroad use in any meaningful way."[114] The court also stated:

> The term 'railroad purposes' . . . does not encompass other forms of transportation, such as walking or bicycling. . . . The proposed development of a hiking, biking, cross-country skiing, and nature trail is completely unrelated to the operation of a railway and consistent only with an intent to wholly and permanently cease railway operations.[115]

The concurrence in *Preseault III*[116] likewise stated:

> Realistically, nature trails are for recreation, not transportation. Thus, when the State sought to convert the easement into a recreational trail, it exceeded the scope of the original easement and caused a reversion.
> . . . [T]he State's transparent attempt to retain property condemned for a narrow transportation use crumbled when it converted that property to a recreational use. . . . [T]he United States and Vermont have converted a right to use

[111] 100 F.3d 1525 (Fed. Cir. 1996).

[112] *Id.* at 1530 (citing Pollnow v. State Dep't of Natural Res., 276 N.W.2d 738 (Wis. 1979) and Lawson v. State, 730 P.2d 1308 (Wash. 1986) as also rejecting this argument).

[113] 45 Fed. Cl. 771 (2000).

[114] *Id.* at 779.

[115] *Id.* at 779 (quoting Boyle v. Missouri Friends of the Nobosh Trace Nature Trail, Inc., 981 S.W.2d 644, 649–50 (Mo. App. 1998).

[116] 100 F.3d at 1554 (Rader, J., concurring).

> the [landowners'] land for a railroad into a right to hold the land in perpetuity. The vague notion that the State may at some time in the future return the property to the use for which it was originally granted, does not override its present use of that property inconsistent with the easement. That conversion demands compensation.[117]

The *Oxford English Dictionary* does not define *railbanking*. The term does not even appear in the text of the Trails Act.[118] *Railbanking* is the shorthand term that describes the operation of section 1247(d) of the 1983 Amendments to the Trails Act.[119]

Railbanking is "the conversion and use of the right of way for non-railroad purposes."[120] *Railbanking* does not refer to situations in which the railroad that had been using the rail line (or some other railroad corporation) continues to hold an interest in the land but simply chooses not to run trains over the railway. *Railbanking* also does not refer to the situation where a railroad company is holding a railroad easement over property with plans to build or construct a railway over the easement at some time in the future. *Railbanking* is not even the situation in which a non-railroad is holding the easement with a plan or hope of restoring railroad service across the land. By definition, *railbanking* is the use of a former rail line by a non-railroad for public recreational purposes with the possibility that at some indefinite time in the future, the STB may authorize some unidentified railroad to build a new rail line on that land.[121]

Before any rail line may be railbanked and converted to recreational trail use, railroad use over the rail line first must be abandoned. Abandonments are governed by 49 U.S.C., sections 10903 through 10904, which allow a rail carrier to abandon an existing line only if the STB finds "that the present or future public convenience and necessity require or permit the abandonment or discontinuance."[122] To assess "the present or future public convenience, the [STB] weighs the potential harm to affected shippers and

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[117] *Id.*

[118] *See* National Trails System Act of 1968, 16 U.S.C. §§ 1241–51 (2006).

[119] *See* National Trails System Act Amendments of 1983, Pub. L. No. 98-11, 97 Stat. 42 (codified as amended, at 16 U.S.C. 1241 et seq.) (2006). *See generally* Goos v. Interstate Commerce Comm'n, 911 F.2d 1283 (8th Cir. 1990); Nat'l Wildlife Fed'n v. Interstate Commerce Comm'n, 850 F.2d 694 (D.C. Cir. 1988).

[120] *Goos*, 911 F.2d at 1295.

[121] *See, e.g.*, 65 Am. Jur. 20 *Railroads* § 63 (2001).

[122] 49 U.S.C. § 10903.

communities against the burden of continued operation on the railroad and on interstate commerce."[123]

"The [STB] views abandonment and conversion as separate proceedings."[124] As a matter of federal law, railbanking can occur only after both the railroad and the STB first have determined that the easement is no longer needed for railroad service,[125] more than two years have passed since the easement was last used for railroad service,[126] and a non-railroad agrees to use the land for a public recreational purpose.

Although the term *rail* is used in the word *railbanking*, the use of the land during the time it is railbanked has absolutely nothing to do with a railroad. No railroad has an interest in the land.[127] The railroad tracks and ties are removed from the land.[128] A nonrailroad is using it for a purpose that has nothing to do with trains. At most there is a vague existential notion that perhaps someday a railroad will return.

"[The government] contends that holding out the possibility of a reactivation, even if remote and indefinite, is a railroad purpose in and of itself. This future potentiality thus becomes a present railroad purpose in the view of the [g]overnment."[129] The CFC rejected this contention: "In sum, neither component of railbanking—the preservation of the rail line for future use nor the 'interim' use of the easement as a recreational trail—constitutes a railroad purpose under Missouri law."[130] To contend "railbanking" is a railroad purpose recalls Alice's conversation in Wonderland.

> "When *I* use a word," Humpty Dumpty said, in rather a scornful tone, "it means just what I choose it to mean—neither more nor less."
>
> "The question is," said Alice, "whether you *can* make words mean so many different things."
>
> "The question is," said Humpty Dumpty, "which is to be master—that's all."[131]

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[123] *Goos*, 911 F.2d at 1293; *see also* Colorado v. United States, 271 U.S. 153 (1926).
[124] *Goos*, 911 F.2d at 1293.
[125] *See* 49 U.S.C. § 10903.
[126] *See* 49 C.F.R. § 1132.50(b) (2009).
[127] *See* RLTD Ry. Corp v. Surface Transp. Bd., 166 F.3d 808, 811 (6th Cir. 1999).
[128] *See* 49 C.F.R. § 1152.29(d)(i).
[129] Glosemeyer v. United States, 45 Fed. Cl. 771, 780 (2000).
[130] *Id.* at 781.
[131] LEWIS CARROLL, THROUGH THE LOOKING GLASS AND WHAT ALICE FOUND THERE 66 (Selwyn H. Goodcare ed., Univ. of Cal. Press 1983 (1871)).

The parody, *Lawyers Handbook*, teaches that "[w]ith regard to definitions, do not hesitate to define things in improbable ways. A good lawyer feels no compunction about defining 'person' to mean 'corporations, partnerships, and livestock'; 'automobile' to mean 'airplanes, submarines, and bicycles'; and 'cash' to mean 'stocks, bonds, and whiskey.'"[132]

Were we to follow the counsel of Humpty Dumpty or the *Lawyers Handbook* it might be possible to contend that a locomotive is a "bike," a railroad is a "hiking trail," and railbanking—the non-use of an abandoned right of way by a non-railroad—is a "railroad purpose."

Such use of language, however, empties words of their meaning and is an attempt to do precisely that which the Supreme Court has said the sovereign cannot do—redefine state property interests by *ipse dixit* in an effort to avoid paying compensation. The sovereign may indeed redefine state property interests. But, when doing so destroys a citizen's property interest, it must pay just compensation.

D. The 1983 Amendments to the Trails Act Were Adopted Precisely Because Railbanking Is Not a Railroad Purpose Under State Law

When the DOJ (or others) argue that both railbanking and recreational trail use are railroad purposes, the government is attempting to bootstrap into state law a concept invented by Congress in the 1983 Amendments to the Trails Act. This effort fails for the additional reason that it misinterprets the intent and meaning of the 1983 Trails Act Amendments. Congress adopted the 1983 Amendments precisely because it understood that railbanking and recreational trail use were *not* railroad purposes under state law. If railbanking and recreational trail use were railroad purposes under state law, the 1983 Amendments to the Trails Act would have been unnecessary.

The Supreme Court and the courts of appeal have detailed at length the intent and operation of the 1983 Amendments and how the Trails Act operates to work a taking of landowners' reversionary rights in their property.[133]

Congress itself has made clear that it intended the 1983 Amendments to the Trails Act to preempt state law and that, when the Trails Act operated to preempt property rights enjoyed by landowners under state law, just compensation would be paid to the landowners. Congressman Barr, then Chair-

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[132] D. ROBERT WHITE, ESQ., THE OFFICIAL LAWYER'S HANDBOOK 185–86 (Simon & Schuster 1983).

[133] For a discussion of Congress's intent, see *supra* notes 15–23 and accompanying text.

man of the House Judiciary subcommittee holding hearings into the Trails Act, noted:

> At first glance, it may appear Congress did not consider the fact that if the railroad land was not transferred in fee simple it may belong to the property owner, and not the railroad. However, Congress intended the railbanking aspect of this Federal law would preempt State law and hold the land essentially in perpetuity, until possible rail reactivation.
>
> In the 1996 en banc decision in *Preseault v. United States*, involving the same plaintiffs as in the Supreme Court case I just mentioned, the U.S. Court of Appeals for the Federal Circuit held that railroad abandonment constituted a per se taking, and therefore would require payment of just compensation to the affected landowners, under the Fifth Amendment.[134]

Here is the point: It is beyond dispute that Congress, the U.S. Supreme Court, and the various courts of appeal all understand that the railbanking provision of the 1983 Trails Act amendments was intended to preempt contrary state law and, in so doing, to take a property owner's reversionary interest in their land. If railbanking and interim recreational trail use were understood to be railroad purposes under existing state law, there would have been no "problem" Congress needed to fix with the 1983 Amendments.

VII. THE FEDERAL GOVERNMENT MAY NOT ESCAPE ITS CONSTITUTIONAL OBLIGATION TO PAY JUST COMPENSATION BY REDEFINING OR SHIFTING THE DEFINITION OF PROPERTY

The government argued in *Preseault I* that the Trails Act did not take a compensable interest in the land because the government had redefined railroad to include "trail use" as a matter of federal regulatory law.[135] The Second Circuit accepted this argument,[136] but the Supreme Court, *Preseault II*, unanimously rejected this view.[137] Justice O'Connor concurred separate-

[134] *Litigation and Its Effect on the Rails-to-Trails Program: Hearing Before the Subcomm. on Commercial and Administrative Law of the H. Comm. on the Judiciary*, 107th Cong. 2 (2002) (statement of Bob Barr, Chairman, H. Subcomm. on Commercial and Administrative Law of the H. Comm. on the Judiciary).

[135] *See* Preseault v. Interstate Commerce Comm'n, 853 F.2d 145, 150 (2nd Cir. 1988).

[136] *See id.* at 151.

[137] *See* Preseault v. Interstate Commerce Comm'n, 494 U.S. 1, 15–16 (1990).

ly, joined by Justice Scalia and Justice Kennedy, to emphasize the point that property interests are created by state law. Justice O'Connor wrote:

> In determining whether a taking has occurred, "we are mindful of the basic axiom that '[p]roperty interests . . . are not created by the Constitution. Rather, they are created and their dimensions are defined by existing rules or understandings that stem from an independent source such as state law.'" . . . Determining what interest petitioners would have enjoyed under Vermont law, in the absence of the ICC's recent actions, will establish whether petitioners possess the predicate property interest that must underlie any takings claim.[138]

The Supreme Court has rejected the notion that either Congress or a state may redefine existing property interests without violating the Fifth Amendment's obligation to pay just compensation for the taking of property.[139]

The government also argued that because the railroad held a perpetual easement, landowners are "not deprived of a property interest by [the Trails Act]. . . [it] takes nothing and changes nothing. [The Trails Act] leaves the landowners where they would be if the ICC had ordered the railroad to keep running."[140]

The courtroom broke into laughter when, in response to this argument, Chief Justice Rehnquist commented, "That is like saying if my aunt were a man she would be my uncle."[141] Justice Scalia similarly responded:

> The ICC didn't order the railroad to keep running. Saying the railroad could have continued using [the land] for rail purposes so you really haven't lost anything. In fact, they

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[138] *Id.* at 23 (O'Connor, J., concurring) (citations omitted); *see also* Board of Regents v. Roth, 408 U.S. 564, 577 (1972) (stating "[p]roperty interests, of course, are not created by the Constitution. Rather, they are created and their dimensions are defined by existing rules or understandings that stem from an independent source such as state law . . .").

[139] *See* Leo Sheep Co. v. United States, 440 U.S. 668, 687–88 (1979) ("This Court has traditionally recognized the special need for certainty and predictability where land titles are concerned, and we are unwilling to upset settled expectations to accommodate some ill-defined power to construct public thoroughfares without compensation."); s*ee also* Hastings v. Whitney, 132 U.S. 357 (1889); *Preseault III,* 100 F.3d 1525, 1539 n. 13 (1996) ("[property] interests were fixed at the time of their creation").

[140] Oral Argument, *Preseault II*, 494 U.S. 1 (No. 88-1076) (statements of John Dunleavy), *available at* http://www.oyez.org/cases/1980-1989/1989/1989_88_1076/argument.

[141] *Id.* (statements of Chief Justice William Rehnquist).

> didn't, but they might have. Even though you have a deed that says if we stop using it for rail purposes it's yours, you say, well you haven't lost anything because, yeah, they have stopped using it for rail purposes, but they might not have . . . . that's not very appealing to me.[142]

Yet, the DOJ, in its defense of the government taking citizens' land without paying compensation, continues to make variations of this argument and invite courts to engage in such a judicial taking for the benefit of the federal government. The Fifth and Fourteenth Amendments prohibit this attempted end-run around the constitutional obligation to pay compensation.

Justice Stewart's concurrence in *Hughes v. Washington*[143] provides clear authority against the so-called "shifting public use" argument the government advocates. Justice Stewart emphasized that a property owner has a valid Fifth Amendment claim when a state court departs from settled law to redefine property interests:

> [T]o the extent that [the Washington Supreme Court's decision] constitutes a sudden change in state law, unpredictable in terms of the relevant precedents, no such deference would be appropriate. For a State cannot be permitted to defeat the constitutional prohibition against taking property without due process of law by the simple device of asserting retroactively that the property it has taken never existed at all.[144]

Webb's Fabulous Pharmacies v. Beckwith[145] is also instructive. In *Webb*, the Supreme Court's analysis focused more on the Florida Supreme Court's opinion than on the action of the Florida legislature. The Court held "[n]either the Florida [l]egislature by statute, nor the Florida courts by judicial decree, may accomplish the result the county seeks simply by recharacterizing the principal [private funds paid into court pending settlement of litigation] as 'public money' because it is held temporarily by the court."[146] The Court concluded with the rule (affirmed in *Preseault II* in the context of

[142] *Id.* (statements of Justice Antonin Scalia).
[143] 389 U.S. 290 (1967).
[144] *Id.* at 296–97.
[145] 449 U.S. 155 (1980) (Stewart, J., concurring).
[146] *Id.* at 164.

the Trails Act) that "a State, by *ipse dixit*, may not transform private property into public property without compensation."[147]

VIII. THE FIFTH AMENDMENT REQUIRES THE FEDERAL GOVERNMENT TO PAY THE LANDOWNER JUST COMPENSATION FOR THE REVERSIONARY INTEREST TAKEN BY THE TRAILS ACT

Originally, the ICC argued the Trails Act did not take the reversionary owners' interest in land upon which the abandoned rail line had once been located.[148] The ICC was, of course, wrong on this point.[149] The U.S. Supreme Court and the U.S. Court of Appeals for the D.C. Circuit and Federal Circuit each have rejected the ICC's original position and ruled that the Trails Act can and does operate to take a landowner's reversionary interest in their land.[150] A taking caused by the Trails Act is a per se physical taking

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[147] *Id.* The Supreme Court heard oral arguments Dec. 2, 2009 in another judicial taking case, *Stop the Beach Renourishment, Inc. v. Florida Dept. of Envtl. Prot.*, 129 S. Ct. 2792 (2009), *granting cert. to Walton County v. Stop the Beach Renourishment, Inc.*, 998 So. 2d 1102 (Fla. 2008) (The Florida Supreme Court redefined Florida property law concerning littoral rights in oceanfront property.).

[148] *See* Nat'l Wildlife Fed'n v. Interstate Commerce Comm'n, 850 F.2d 694 (D.C. Cir. 1988). That court stated the ICC's position:

> [T]he Commission suggests that the Trail Act Rules do not authorize a taking of that property, because, "[i]n contrast to the railroad, which has a vested (i.e., present) right to dispose of its interest in the right-of-way . . ., the holder of a reversionary interest has nothing more than a future interest which might never mature and which is simply postponed in the event of a trail use arrangement."

Id. at 704 (citation omitted).

[149] *See id.* at 708.

[150] *See Preseault II*, 494 U.S. 1 (1990); Preseault v. United States, 100 F.3d 1525 (Fed. Cir. 1996) (*Preseault III*). The advocacy group Rails-to-Trails Conservancy is fond of characterizing the *Preseault II* and *Preseault III* decisions as "non-precedential." For example, in her written testimony presented to the STB, Marianne Wesley Fowler, Senior Vice President of Federal Relations for the Rails-to-Trails Conservancy, testified:

> There has been much sound and fury over the purported impact of railbanking orders on the putative "property rights" of adjacent landowners, or so-called "reversionary property owners." These adjacent landowners point to a questionable, and, most importantly, non-precedential decision rendered by the U.S. Court of Appeals for the Federal Circuit [in *Preseault III*].

See Written Testimony of M. Fowler, at STB hearing, *supra* note 10, at 7.

This statement is, frankly, absurd. To characterize the decisions of a unanimous U.S. Supreme Court and a majority of the U.S. Court of Appeals for the Federal Circuit sitting en

for which the Fifth Amendment requires compensation.[151] (The distinction between a per se physical taking and a regulatory taking is discussed in Part IX.B.)

In *Preseault II*, Justice Brennan, writing for a unanimous Supreme Court, explained the nature of the taking that resulted from the Trails Act:

> This language [of 16 U.S.C. section 1247(d)] gives rise to a takings question in the typical rails-to-trails case because many railroads do not own their rights-of-way outright but rather hold them under easements or similar property interests. While the terms of these easements and applicable state law vary, frequently the easements provide that the property reverts to the abutting landowner upon abandonment of rail operations.[152]

This compensable taking occurs when the STB issues a Notice of Interim Trail Use. This event is what triggers the taking.[153] Solicitor General Kagen affirmed that a compensable Trails Act taking occurs when a NITU

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banc as "non precedential" is to make a statement that is jurisprudentially illiterate. Whether one agrees or disagrees with the decisions in *Preseault II* and *Preseault III*, they are settled law. The Federal Circuit itself has dismissed this mischaracterization of its decision in *Preseault III*:

> Since there was a written concurrence by two of the majority judges, the Government throughout its brief insists on referring to the opinion of the *en banc* court in *Preseault* as a "plurality" opinion, presumably to weaken its precedential value. Even a cursory reading of the concurrence shows that there was no disagreement on any of the issues, as well as on the result. Whether denominated as a "concurrence" or as "additional views," an appellation used in other cases under similar circumstances, the holding of the case reflects the considered view of a substantial majority of the court.

Toews v. United States, 376 F.3d 1371, 1380, n.6 (Fed. Cir. 2004).

[151] *See* Barclay v. United States, 443 F.3d 1368 (Fed. Cir. 2006) (rejecting the argument that the STB's issuance of a NITU is a regulatory taking); Caldwell v. United States, 391 F.3d 1226 (Fed. Cir. 2004). A Trails Act taking is a physical taking as in *Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U.S. 419 (1982) (stating permanent physical occupation authorized by government is a taking regardless of the public interest it may serve); *Kaiser-Aetna v. United States*, 444 U.S. 164 (1979) (stating government attempt to create public right of access to dredged private pond exceeded regular necessity so as to amount to a taking requiring just compensation).

[152] *Preseault II*, 494 U.S. at 8.

[153] *See Caldwell*, 391 F.3d 1226; *Barclay*, 443 F.3d 1368.

is issued, not when—or if—a trail is actually built.[154] The taking is of the property owner's reversionary interest in the land. This taking occurs when the STB "preempts" and "appropriates" the owner's reversionary interest by issuing a NITU—whether or not a trail subsequently is built on their land.[155]

IX. THE COMPENSABLE TAKING OCCURS WHEN THE STB ISSUES THE NITU EVEN IF THE RAILROAD HAS NOT YET CONSUMMATED ABANDONMENT AND EVEN IF A TRAIL GROUP HAS NOT YET ACQUIRED THE RIGHT TO BUILD A TRAIL ACROSS THE LAND

A. A Taking Occurs When the NITU Is Issued, Even If the Railroad Has Not Yet Consummated Abandonment of the Rail Line

The date of taking is important because it is the date when the claim accrues.[156] The date of claim accrual determines several important issues in any Trails Act taking case. The date of claim accrual is: (1) the date when the statute of limitations begins to run,[157] (2) the date when a party must be the owner of the land that has been taken—that is a property owner who sold the land prior to the date of taking or acquired title to the land after the date of taking is not eligible to make a claim for compensation;[158] (3) the date when the government's obligation to pay interest begins to accrue;[159]

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[154] Brief for the United States in Opposition to Petition for Writ of Certiorari at *12–13, Illig v. United States, 129 S. Ct. 2860 (May 29, 2009) (No. 08-852), 2009 WL 1526939 [hereinafter Brief for the United States]. Solicitor General Kagen wrote:

> The issuance of the NITU thus "marks the 'finite start' to either temporary or permanent takings claims." *Caldwell*, 391 F.3d at 1235. When the NITU is issued, all the events have occurred that entitle the claimant to institute an action based on federal-law interference with reversionary interests, and any takings claim.

Id.

[155] *See id.*

[156] *See, e.g.*, *Barclay*, 443 F.3d at 1379 ("[A] takings claim accrues when 'all events which fix the government's alleged liability have occurred. . . .'" (quoting Boling v. United States, 220 F.3d 1365, 1370 (Fed. Cir. 2000))).

[157] *See Barclay*, 443 F.3d 1368; *Renewal* 64 F. Cl. 609; Caldwell v. United States, 391 F.3d 1226 (Fed. Cir. 2004).

[158] *See* United States v. Dow, 357 U.S. 17, 20–21 ("For it is undisputed that '[since] compensation is due at the time of taking, the owner at that time, not the owner at an earlier or later date, receives the payment.'" (quoting Danforth v. United States, 308 U.S. 271, 284 (1939))).

[159] *See* Order, Miller v. United States, No. 03-2489L (Fed. Cl. Aug. 22, 2006) (Bruggink, J.) (granting in part and denying in part plaintiffs' motion for summary judgment).

and, (4) the date when property value is determined for the purpose of establishing just compensation.[160] In his opinion in *Palazzolo*, Justice Stevens noted that "[p]recise specification of the moment a taking occurred and of the nature of the property interest taken is necessary in order to determine an appropriately compensatory remedy."[161]

The Federal Circuit wrote in *Preseault III*, "[W]e find the question of abandonment is not the defining issue, since whether abandoned or not the government's use of the property for a public trail constitutes a new, unauthorized use."[162] The Federal Circuit reiterated this point in *Toews*:

> Further, it is the government's view that, under California law, there was no abandonment or extinguishment of the easements caused by the federal actions under section 8(d) of the [Trails Act]. [T]he trial court concluded that, as a factual matter, the railroad's management had acted in an unequivocal and decisive manner clearly showing an intention to abandon that section of the line . . . However, just as the trial court itself indicated that its conclusion on this matter was not necessary to the result reached, for the reasons that follow we need not definitively decide this issue either.[163]

The Federal Circuit expressly held the landowners' taking claims arose upon issuance of the NITU, even though "the railroad continued to use the right-of-way for railroad purposes after the NITU was issued" and the railroad had not abandoned the right of way.[164] The court stated:

> But even if under Kansas law, the reversion would not occur until after federal authorization of abandonment, that state law reversion was still delayed by the issuance of the NITU, and the claim still accrued with the issuance of the NITU. It similarly makes no difference that the railroad use may have continued after the NITU issued. The

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[160] *See id.*

[161] Palazzolo v. Rhode Island, 533 U.S. 606, 639 (2001) (Stevens, J., concurring in part and dissenting in part).

[162] *Preseault III*, 100 F.3d at 1549.

[163] Toews v. United States, 376 F.3d 1371, 1375–76 (Fed. Cir. 2004).

[164] Barclay v. United States, 443 F.3d 1368, 1374 (Fed. Cir. 2006), *aff'g sub nom.* Renewal Body Works v. United States, 64 Fed. Cl. 69 (Fed. Cl. 2005), *aff'g*, 351 F. Supp (D. Kan. 2004). These consolidated cases involved trails in both California and Kansas.

> termination of railroad use was still delayed by the NITU.[165]

In both the main case in *Barclay* and the second, *Renewal Body Works Inc. v. United States*,[166] the landowners argued that a Trails Act taking does not occur until the railroad easement has been abandoned and the property converted to recreational trail use. The *Renewal* landowners argued their "claim did not accrue until [they were] physically ousted from the property when trail use began."[167] The Federal Circuit rejected this argument, writing, "The barrier to reversion [of the *Renewal* landowners' property] is the NITU, not physical ouster from possession."[168] Similarly, the court held:

> [The *Barclay* landowners] insist that the NITU would not itself block a reversion if the railroad continued to use the right-of-way for railroad purposes after the NITU was issued. They argue that . . . the taking can occur only after federal law authorized abandonment—that is, when the railroad ceases operations and the trail operator assumes physical possession. They thus urge that the trail operator's physical occupation, and not the Meadowlark trail NITU, blocked reversion.[169]

The Federal Circuit wrote that "state law reversion was still delayed by the issuance of the NITU, and the claim still accrued with the issuance of the NITU."[170] The Federal Circuit held thusly even though the railroad had not yet consummated its abandonment of the rail line.[171]

In *Barclay* the Federal Circuit relied on its holding in *Caldwell* that a Trails Act taking "occurs when state law reversionary property interests that would otherwise vest in the adjacent landowners are blocked from so vesting."[172] The court in that case held "the appropriate triggering event for any takings claim under the Trails Act occurs when the NITU is issued."[173]

In *Caldwell*, the Federal Circuit held the Trails Act works only a single taking and this taking occurs when the original NITU is issued—not when

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[165] *Id.*
[166] 64 Fed. Cl. 609 (2005), *aff'd sub nom. Barclay* 443 F.3d 1368.
[167] *Barclay*, 443 F.3d at 1372.
[168] *Id.*
[169] *Id.* at 1374.
[170] *Id.*
[171] *See id.*
[172] *Id.* at 1373 (quoting Caldwell v. United States, 391 F.3d 1226, 1233 (Fed. Cir. 2004)).
[173] *Caldwell*, 391 F.3d at 1235.

the Trail Use Agreement is reached or a trail is subsequently constructed.[174] The Federal Circuit reaffirmed in *Bright v. United States* that the taking claim arose upon the STB's issuance of the NITU.[175] "A further effect of the NITU was to accrue an action for compensation by any affected landowners based on a Fifth Amendment taking."[176]

Solicitor General Kagen has embraced *Caldwell* as adopting a single "bright line one size fits all" role that the Trails Act taking occurs when the NITU is issued, even if no trail is yet established.[177] "It is true that, under Caldwell, landowners may seek compensation for an alleged taking immediately upon issuance of the NITU, even though no trail use agreement is reached, and any taking that may later be found would only have been temporary."[178]

B. The Trails Act Is a Per Se Physical Taking of the Owner's Property, Not a Regulatory Taking

In *Pennsylvania Coal Co. v. Mahon*,[179] Justice Holmes wrote that "if regulation goes too far it will be recognized as a taking."[180] As Justice Scalia has noted, "[P]rior to Justice Holmes's exposition in [*Mahon*], it was generally thought that the Takings Clause reached only a 'direct appropriation' of property . . . or the functional equivalent of a 'practical ouster of [the owner's] possession.'"[181]

Since *Mahon*, taking jurisprudence has fallen into one of two categories. The first category—per se takings—involves government "acquisition"

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[174] *See id.*

[175] *See* Bright v. United States, No. 2009-5048, 2010 WL 1740825 (Fed. Cir. May 3, 2010). On the Federal Circuit's website, http://www.cafc.uscourts.gov/dailylog.html, the case is styled as *Fauvergue v. United States.*

[176] *Id.* at *5.

[177] *See* Brief for the United States, *supra* note 154.

[178] Brief for the United States in Opposition, *Illig v. United States*, 129 S.Ct. 2860 (U.S. May 29, 2009) (No. 08-852), 2009 WL 1526939.

[179] 260 U.S. 393 (1922).

[180] *Id.* at 415. Holmes also authored the majority opinion in *Portsmouth Harbor Land & Hotel Co. v. United States*, 260 U.S. 327 (1922). In *Portsmouth*, Holmes wrote the government had taken the owner's land (a summer resort) when the government established a naval gun battery at a nearby fort and could fire the guns "over and across" the land. *Id.* at 329. There was no allegation the government ever had—or would—fire a projectile onto the land. Nonetheless this government action was a taking even though there was no physical invasion of the land itself.

[181] Lucas v. South Carolina Coastal Council, 505 U.S. 1003, 1014 (1992) (citations omitted).

of property or "practical ouster" of the owner. The second category involves government "regulation ban[ning] certain private uses of a portion of an owner's property."[182]

Per se takings are occasionally labeled *physical*. But, we need to be careful to not let the label define the category. Per se takings are not limited only to cases in which government physically invades an owner's land. Justice Holmes included the circumstance when an owner is "practically ousted" from possession in the category of "traditional" (what we now call per se) takings.

In *Tahoe*, the majority described per se takings as "when the government appropriates"[183] or obtains "an interest in property,"[184] and—of particular note—when the government "redefine[s] the range of interests included in the ownership of property."[185] All of these events can happen without any physical possession or occupation of the land by the government. In other words, there can be a per se taking without having government "boots on the ground."[186]

Per se takings occur when the government requires the owner to grant a public easement across their land. In *Nollan v. California Coastal Commission*[187] and *Dolan v. City of Tigard*,[188] the taking occurred when the government issued orders compelling fee owners to grant public easements across their lands in exchange for permits allowing them to develop their lands. In *Kaiser-Aetna v. United States*,[189] the taking occurred when the

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[182] Tahoe-Sierra Preservation Council v. Tahoe Reg'l Planning Agency, 535 U.S. 302, 323 (2002). These two categories are occasionally labeled *physical* and *regulatory*. *See, e.g.*, *id.* at 321 ("The text of the Fifth Amendment itself provides a basis for drawing a distinction between physical takings and regulatory takings.") (Stevens, J.).

[183] *Id.* at 322 (citing Loretto v. Teleprompter Manhattan CATV Corp., 458 U.S. 419 (1982)) (compensable taking "when the government appropriates part of a roof top . . . to provide cable TV").

[184] *Id.* at 322 (citing United States v. Pewee Coal Co., 341 U.S. 114 (1951) (stating presidential order nationalizing mines was per se taking even though owners left with day-to-day operations).

[185] *Id.* at 326 (citing Pennsylvania Coal Co. v. Mahon, 260 U.S. 393 (1922)).

[186] *See, e.g.*, Kimball Laundry Co. v. United States, 388 U.S. 1 (1949) (stating government's temporarily taking tenant's leasehold interest in warehouses was taking); United States v. Causby, 328 U.S. 256 (1946) (stating that government planes flying over property was per se taking; although "planes never touched the surface," the property owner's "beneficial ownership . . . would be destroyed"); United States. v. Petty Motor Co., 327 U.S. 372 (1946); United States v. General Motors Corp., 323 U.S. 373 (1945).

[187] 483 U.S. 825 (1987).

[188] 512 U.S. 374 (1994).

[189] 444 U.S. 164 (1979).

government issued an order that imposed a navigational servitude upon the property. In these three easement cases the compensable taking occurred before there was any physical occupation of the owner's land.

Per se takings also occur when government redefines property interests. For example, in *Webb's Fabulous Pharmacies, Inc. v. Beckwith*,[190] a law deeming interest on funds deposited with the court to be state property was a Fifth Amendment taking. The Court wrote, "A State, by *ipse dixit,* may not transform private property into public property without compensation."[191] The Court later elaborated on this holding in *Phillips v. Washington Legal Foundation*,[192] stating, "In other words, at least as to confiscatory regulations (as opposed to those regulating the use of property), a State may not sidestep the Takings Clause by disavowing traditional property interests long recognized under state law."[193]

In *United States v. Security Industrial Bank*,[194] the Court, in dicta, reasoned that a federal bankruptcy law that abrogated or invalidated state lien rights would be an unconstitutional per se taking if "applied retrospectively to destroy pre-enactment property rights."[195]

The government in this case argued that the law impairing the liens was a regulatory taking to be evaluated under *Penn Central* factors and not a classical per se taking.[196] The government further argued that in a classical or per se taking, "the government acquire[s] for itself the property in question while in [*Security Industrial*] the government has simply imposed a general economic regulation which in effect transfers the property interest from a private creditor to a private debtor."[197]

The Court in *Security Industrial* rejected the government's regulatory taking argument: "While the classical taking is of the sort the government

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[190] 449 U.S. 155 (1980).

[191] *Id.* at 162.

[192] 524 U.S. 156 (1998).

[193] *Id.* at 167 (citing *Webb's*, 449 U.S. at 163–64). During the oral argument for *Webb's*, Justice Stewart noted, "the state legislature can't just by calling something public money take private property without compensation for it. He couldn't just take somebody's house in Florida and say, hereafter John Jones' house will be public property. He's just got to pay John Jones if he wants to take it, under the Constitution." Transcript of Oral Argument, *Webb's*, 449 U.S. 155 (Oct. 13–14, 1980) (No. 79-1033), *available at* http://oyez.org/cases/1980-1989/1980/1980_79_1033/argument1.

[194] 459 U.S. 70 (1982).

[195] *Id.*

[196] *See* Brief of the United States, *supra* note 154, at 10, *Sec. Indus. Bank*, 459 U.S. 70 (Feb. 22, 1982) (No. 81-184), 1982 WL 608667 (citing Penn Central Transp. Co. v. New York City, 438 U.S. 104, 124 (1978)).

[197] *Sec. Indus. Bank*, 459 U.S. at 77–78.

describes, our cases show that takings analysis is not necessarily limited to outright acquisitions by the government for itself."[198] The Court noted that "[s]ince the government action here would result in a complete destruction of the property right of the secured party, the case fits but awkwardly into the analytical framework employed in *Penn Central* where government action affected some but not all of the 'bundle of rights.'"[199]

A significant factor common to per se takings (but not present in regulatory takings) is the government denying a landowner the right to exclude others from their property. The Court in *Kaiser-Aetna* stated, "we hold that the 'right to exclude,' so universally held to be a fundamental element of a property right, falls within this category of interests that the government cannot take without compensation."[200] In *Nollan*, the Court noted that "the right to exclude [is] 'one of the most essential sticks in the bundle of rights that are commonly characterized as property.'"[201]

In *Tahoe*, the Court noted this distinction between per se and regulatory takings: "A regulatory taking . . . does [not] dispossess the owner or affect her right to exclude others."[202]

The court in *R.J. Widen Co. v. United States*,[203] noted:

> [T]o constitute a taking under the Fifth Amendment it is not necessary that property be absolutely "taken" in the narrow sense of that word to come within the protection of this constitutional provision; it is sufficient if the action by

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[198] *Id.* at 78 (citing Loretto v. Teleprompter Manhattan CATV Corp., 458 U.S. 419 (1982); Prune Yard Shopping Ctr. v. Robins, 447 U.S. 74 (1980); Pennsylvania Coal Co. v. Mahon, 260 U.S. 393 (1922).).

[199] *Id.* at 75–76; *see also* Armstrong v. United States, 364 U.S. 40, 48 (1961) ("The total destruction by the Government of all value in these [state law materialmen] liens, which constitute compensable property, has every possible element of a Fifth Amendment 'taking' and is not a mere 'consequential incidence' of a valid regulatory measure."); Louisville Joint Stock Land Bank v. Radford, 295 U.S. 555, 590–93 (1935) (holding a federal act was an unconstitutional Fifth Amendment taking of a state law interest in property because the Act took "substantive rights in specific property" when it allowed a mortgagee to stay a foreclosure for five years and then negotiate to purchase the property for less than the value of the mortgage).

[200] Kaiser-Aetna v. United States, 444 U.S. 164, 179–80 (1979).

[201] Nollan v. California Coastal Comm'n, 483 U.S. 825, 831 (1987) (citations omitted); *see also* Dolan v. City of Tigard, 512 U.S. 374, 393 (1994).

[202] Tahoe-Sierra Preservation Council v. Tahoe Reg'l Planning Agency, 533 U.S. 302, 324 n.19 (2002).

[203] 375 F.2d 988 (Ct. Cl. 1966).

> the government involves a direct interference with or disturbance of property rights.[204]

As these cases demonstrate, it is not necessary to have government "boots on the ground" for a per se taking to have occurred. A government act that destroys or impairs an owner's state law interest in property or effects a transfer of that interest to a third party by redefining the range of state law property interests is a per se taking.

In a per se taking the Fifth Amendment mandates that the government "has a categorical duty to compensate the former owner."[205] This duty applies

> regardless of whether the interest that is taken constitutes an entire parcel or merely a part thereof. Thus, compensation is mandated when a leasehold is taken and the government occupies the property for its own purposes, even though that use is temporary . . . [The government] is required to pay for that share [of property taken] no matter how small.[206]

The second category of takings are regulatory takings—the spawn of *Pennsylvania Coal Co. v. Mahon*.[207] The Supreme Court describes these takings as "regulations prohibiting private uses," and as arising from a "public program adjusting the benefits and burdens of economic life to promote the common good."[208]

"A regulatory taking, by contrast [with a per se taking,] does not give the government any right to use the property, nor does it dispossess the owner or affect her right to exclude others."[209] Typically, a regulatory taking claim involves land-use regulations and a permitting process.[210] As the Supreme Court observed, since *Mahon*, "neither a physical appropriation

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[204] *Id.* at 993 (citations omitted).

[205] United States v. Pewee Coal Co., 341 U.S. 114, 115 (1951).

[206] *Tahoe-Sierra*, 535 U.S. at 332.

[207] 260 U.S. 393 (1922).

[208] *Tahoe-Sierra*, 535 U.S. at 323, 324–25 (quoting Penn Cent. Transp. Co. v New York City, 483 U.S. 104, 124 (1978)).

[209] *Id.* at 324, n.19.

[210] *See, e.g.*, Palazzolo v. Rhode Island, 533 U.S. 606 (2001) (permitting process required for filling wetlands to build beach club); Lucas v. South Carolina Coastal Council, 505 U.S. 1003 (1992) (coastal development permit process that prohibited any economically viable development); Penn Cent. Transp. Co. v. New York City, 438 U.S. 104 (1978) (zoning regulations governing expansion of buildings designated historic landmarks).

nor a public use has ever been a necessary component of a 'regulatory taking.'"[211]

The *Penn Central* factors are used to evaluate whether a regulatory taking is compensable. "When presented with a regulatory taking claim, [the] court analyzes three separate criteria: (1) the character of the governmental action; (2) the economic impact of the regulation on the claimant; and, (3) the extent that the regulation interferes with distinct investment-backed expectations of the property owner."[212]

1. Because the Trails Act Redefines and Effectively Eliminates the Landowner's Reversionary Interest It is a Per Se Taking

In *Preseault I*, the government argued that the Trails Act did not take a compensable interest in land because the government had redefined railroad purposes to include public trail use as a matter of federal regulatory law.[213] The Second Circuit accepted this argument.[214] The Supreme Court unanimously rejected this view, while affirming the Second Circuit on other grounds.[215]

The Supreme Court had previously rejected the contention that either Congress or a state may redefine existing property interests without violating the Fifth Amendment's obligation to pay just compensation for the taking of property.[216]

The Federal Circuit has described the fee owner's reversionary interest in their land as being "effectively eliminated,"[217] perpetually "precluded,"[218] or "destroyed."[219] The Supreme Court has clearly held that when the gov-

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[211] *Tahoe-Sierra*, 533 U.S. at 326.

[212] Creppel v. United States, 41 F.3d 627, 631 (Fed. Cir. 1994) (citing Penn Central, 438 U.S. at 124).

[213] *See Preseault I*, 853 F.2d 145, 150 (2d Cir. 1988).

[214] *See id.* at 151.

[215] *See Preseault II*, 494 U.S. 1, 4 (1990).

[216] *See* Leo Sheep Co. v. United States, 440 U.S. 668, 687–88 (1979) ("This Court has traditionally recognized the special need for certainty and predictability where land titles are concerned, and we are unwilling to upset settled expectations to accommodate some ill-defined power to construct public thoroughfares without compensation."); s*ee also* Hastings v. Whitney, 132 U.S. 357 (1889).

[217] Caldwell v. United States, 391 F.3d 1226, 1228 (Fed. Cir. 2004).

[218] Barclay v. United States, 443 F.3d 1368, 1373 (Fed. Cir. 2006).

[219] *Preseault III*, 100 F.3d at 1552.

ernment "impairs," "redefines," or "destroys" an owner's interest in property it is a per se taking.[220]

The Federal Circuit has ruled Trails Act takings are physical—not regulatory—takings.[221] The Federal Circuit (sitting en banc) rejected the government's argument that the Trails Act involves a regulatory taking to be analyzed under *Penn Central* factors, stating that "[t]he trial court erred in accepting the government's effort to inject into the analysis of this *physical taking case* the question of the owner's 'reasonable expectations.'"[222]

2. The NITU Takes a Landowner's Interest in Land and Gives It to a Railroad

In *United States v. General Motors Corp.*,[223] the Court held that property "denote[s] the group of rights inhering in the citizen's relation to the physical thing, as the right to . . . dispose of it."[224]

A NITU takes a landowner's right to use or sell his or her reversionary interest and gives this right to a railroad. The railroad now has the right—by reason of the NITU and not state law—to sell an interest in the landowner's property.

This redistribution of wealth from landowners to railroad corporations is not inconsequential. In the classic property law analogy, the fee owner holds the full bundle of sticks, less one (an easement held by the railroad allowing the railroad to operate a railroad across the land). The Trails Act takes this entire bundle of sticks from the owner and gives them to the railroad to sell or donate for a tax deduction. The landowner is left with nominal title, but the railroad and trail user—by reason of this federal law—have gained "virtual" fee title to the land.

The owner of land subject to a NITU issued under the Trails Act is no different from the owners in *Nollan* when "the taking occurred when the state agency compelled the petitioners to provide an easement of public access. . . . That event—a compelled transfer of an interest in property—

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[220] *See, e.g.*, United States v. Sec. Indus. Bank, 459 U.S. 70 (1982); Webb's Fabulous Pharmacies, Inc. v. Beckwith, 449 U.S. 155 (1980); Armstrong v. United States, 364 U.S. 40 (1961); Louisville Joint Stock Land Bank v. Radford, 295 U.S. 555 (1935).

[221] *See Preseault III*, 100 F.3d 1525, 1540 (Fed. Cir. 1996) ("The trial court erred in accepting the Government's effort to inject into the analysis of this physical taking case the question of the owner's reasonable expectations.").

[222] *Id.* (emphasis added); *see also* Forest Products v. United States, 177 F.3d 1360, 1364 (Fed. Cir. 1999) (citing *Preseault III* as an example of per se taking).

[223] 323 U.S. 373 (1945).

[224] *Id.* at 377–78.

occurred after the petitioners had become the owner of the property and unquestionably diminished the value of petitioner's property."[225]

3. The Trails Act Takes a Landowner's Right to Exclude Others From His or Her Property

"[T]he right to exclude [others is] 'one of the most essential sticks in the bundle of rights that are commonly characterized as property.'"[226] Landowners whose property is subject to a NITU are in the same situation as was Florence Dolan, the property owner in *Dolan*:

> [T]he city wants to impose a permanent recreational easement upon petitioner's property. . . . Petitioner would lose all rights to regulate the time in which the public entered onto the greenway, regardless of any interference it might pose with her retail store. Her right to exclude would not be regulated, it would be eviscerated.[227]

The taking in *Dolan* occurred when the city sought to impose this burden on Mrs. Dolan's property, not when the pedestrian and bicycle pathway was actually created.[228] In *Dolan*—like *Nollan*—there had been no physical invasion of the property at the time the Supreme Court found the taking to have occurred.[229]

4. The Trails Act Takes a Landowner's State Law Right To A Quiet Title Action

When the STB issues a NITU, it perpetually extends the Trails Act's preemption of the landowner's reversionary interest until the STB's jurisdiction over the land terminates. The STB's jurisdiction is exclusive and plenary,[230] and section 8(d) of the Trails Act extends this jurisdiction to the

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[225] Palazzolo v. Rhode Island, 533 U.S. 606, 642–43 (2001) (Stevens, J., concurring in part and dissenting in part) (citing Nollan v. California Coastal Comm'n, 483 U.S. 825 (1987)).

[226] *Nollan*, 483 U.S. at 831 (quoting Kaiser-Aetna v. United States, 444 U.S. 164, 176 (1979)).

[227] Dolan v. City of Tigard, 512 U.S. 374, 394 (1994).

[228] *See id.*

[229] *See id.*

[230] *See* Hayfield N. R.R. v. Chicago & N.W. Transp. Co., 467 U.S. 622, 635 (1984); Chicago & N.W. Transp. Co. v. Kalo Brick & Tile Co., 450 U.S. 311, 319 (1981); Colorado v. United States, 271 U.S. 153 (1926).

land itself.[231] The Trails Act specifically preempts the landowner's right to pursue a quiet title action under state law.[232]

5. The Trails Act Is Not a Regulation of the Landowners' Interest in Their Land

Regulatory takings involve some limitation upon owners' use of their property. Regulatory taking claims arise commonly in the context of permitting schemes.[233]

An essential feature of these regulatory taking cases is that the owners retain title to their land and may make use of their property, subject to first obtaining a permit.[234] Of course, the permit process itself may rise to the level of a compensable temporary or permanent taking.[235]

The Trails Act, by contrast, does not regulate the owners' use of their land, nor does it impose a permitting requirement on the owners. The owners never receive notice that an NITU affecting their land has been issued and there is no opportunity for the landowners to seek a permit from the STB.[236] The Trails Act is an unqualified preemption of the owners' state law reversionary right to their property.

6. The Government Agrees Trails Act Takings Are Per Se, Not Regulatory, Takings

The government has acknowledged that Trails Act takings are per se physical, not regulatory takings. In *Barclay*, the government argued, "The Circuit has held that this conversion is not a regulatory taking. . . . Since the

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[231] *See generally supra* Part III.

[232] *See* Town of Grantwood Vill. v. Missouri Pac. R.R. Co., 95 F.3d 654 (8th Cir. 1996).

[233] *See, e.g.*, Palazzolo v. Rhode Island, 533 U.S. 606 (2001); Lucas v. South Carolina Coastal Council, 505 U.S. 1003 (1992); Penn Cent. Transp. Co. v. New York City, 438 U.S. 104 (1978); *see also* City of Monterey v. Del Monte Dunes, 526 U.S. 687 (1999); Williamson County Reg'l Planning Comm'n v. Hamilton Bank of Johnson City, 473 U.S. 172 (1985).

[234] *See id.*

[235] *See Del Monte Dunes*, 526 U.S. 687; First English Evangelical Lutheran Church of Glendale v. Los Angeles County, 482 U.S. 687 (1987).

[236] *See* Nat'l Ass'n of Reversionary Prop. Owners v. Surface Transp. Bd., 158 F.3d 135, 139 (D.C. Cir. 1998) ("The notice provisions did not (as they do not today) provide for individual notice to holders of reversionary interest of abandonment proceedings, or of the subset of abandonment proceedings involving interim trail use proposals.").

Court's precedent identifies this type of claim as a physical taking, the landowners' lengthy discussion of regulatory takings law is irrelevant. . . ."[237]

Similarly, the government noted in its Opposition to Petition for Rehearing en banc in *Renewal Body Works*:

> Unlike the usual physical occupation case, the landowner in a Trails Act takings case has already been deprived of exclusive possession. Thus, in a Trails Act taking case, the question is not when the owner loses the right to exclusively occupy the property, but rather, when the owner would otherwise have recovered full possession of the easement, were it not for operation of the Trails Act.[238]

The government stated in opposition to a rehearing en banc in *Barclay*, "The landowners' argument about the potential for a temporary regulatory takings claim is inapposite in the context of a rails-to-trails conversion, which this Court's precedent seems to have characterized as a physical takings claim."[239]

In *Tahoe*, the Court wrote, "[T]his longstanding distinction between acquisitions of property for public use, on the one hand, and regulations prohibiting private uses, on the other, makes it inappropriate to treat cases involving physical takings as controlling precedents for the evaluation of a claim that there has been a 'regulatory taking,' and vice versa."[240]

Thus, when considering the Trails Act, it is important to do so in light of the precedent established in per se taking cases and not try to analyze a Trails Act taking under the *Penn Central* factors, which apply only to regulatory takings.

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[237] Corrected Brief of Appellee at 24, Barclay v. United States, 443 F.3d 1368 (Fed. Cir. 2006) (No. 05-1255), 2005 WL 2156907. *See also* "The landowners' arguments about the potential for a temporary regulatory takings claim is inapposite in the context of a rails-to-trails conversion, which this Court's precedent seems to have characterized as a physical takings claim." (citing *Preseault II*) *id.* at 10.

[238] Appellee's Opposition to Rehearing en banc at 6, Renewal Body Works, Inc. v. United States, 64 F. Cl. 609 (2005) (No. 05-5109), 2006 WL 2351228.

[239] Opposition of Federal Appellee to Appellant's Petition for Rehearing en banc at 11, *Barclay*, 443 F.3d 1368 (No. 05-1255), 2006 WL 2351315 [hereinafter Opposition to Rehearing].

[240] Tahoe-Sierra Pres. Council v. Tahoe Reg'l Planning Agency, 535 U.S. 302, 323 (2002).

C. A Trails Act Taking May Be Only Temporary

In *Palazzolo*, Justice Stevens wrote, "A taking is a discrete event, a governmental acquisition of private property for which the State is required to provide just compensation. Like other transfers of property, it occurs at a particular time, that time being the moment when the relevant property interest is alienated from its owner."[241]

Justice Stevens went on to note that the date of taking is important because "it is the person who owned the property at the time of taking that is entitled" to receive payment.[242] The date of taking is when the property taken is valued and "interest on the award runs from that date."[243] The date of taking is also important because it determines when the statute of limitations for an owner to bring their claim begins to run.

Prior to the Federal Circuit's decision in *Caldwell,* the DOJ and counsel for landowners accepted the date of the Trail Use Agreement as the date of taking.[244] As discussed in detail in Part IX.A, this date changed in *Caldwell* when the Federal Circuit announced a new rule—the date of taking for both permanent and temporary Trails Act takings claims was the date on which the STB issued the original NITU.[245] The Federal Circuit emphatically reaffirmed this holding in the consolidated cases of *Barclay* and *Renewal*.[246]

The Federal Circuit ruled that the fact that "subsequent events might render the NITU only temporary"[247] does not change the fact that the land-

[241] *Palazzolo*, 533 U.S. at 638–39 (Stevens, J., concurring in part and dissenting in part).

[242] *Id.* at 639 (citing Danforth v. United States, 308 U.S. 271, 284 (1939).

[243] United States v. 50 Acres of Land, 469 U.S. 24, 29 (1984) (holding just compensation is "market value of the property at the time of the taking," quoting *Olson v. United States*, 292 U.S. 246, 255 (1934)); *see also* Kirby Forest Industries, Inc. v. United States, 467 U.S. 1, 10 (1984); United States v. 564.54 Acres of Monroe and Pike County Land, 441 U.S. 506, 511 (1979); Almota Farmers Elevator & Warehouse Co. v. United States, 409 U.S. 470, 474 (1973); United States v. Commodities Trading Corp., 339 U.S. 121, 130 (1950); United States v. New River Collieries Co., 262 U.S. 341, 344 (1923).

[244] *See* Brief of Appellee at 15, Caldwell v. United States, 391 F.3d 1226 (Fed. Cir. 2004) (No. 03-5152), 2004 WL 3763407 (arguing that the date the taking claim accrued was the date the trail-use agreement was reached).

[245] *See Caldwell*, 391 F.3d at 1235.

[246] *See* Barclay v. United States, 443 F.3d 1368, 1373 (Fed. Cir. 2006) (en banc), *aff'g* Renewal Body Works, Inc. v. United States, 64 Fed. Cl. 609 (2005), Barclay v. United States, 351 F. Supp. 2d 1169 (D. Kan. 2004) (quoting *Caldwell*, 391 F.3d at 1233–34).

[247] *Barclay*, 443 F.3d at 1378.

owners' reversionary rights to their land were taken upon the issuance of the NITU.[248]

This discussion in *Caldwell* and *Barclay* is important because it affirms the point that a landowner's right to be paid compensation is fully ripe upon the STB issuing the NITU.[249] A property owner need not wait for the railroad to consummate its abandonment of the rail line or the trail group to build the trail.[250] Indeed, the lesson of *Caldwell* and *Barclay* is that if a property owner waits until the railroad has consummated abandonment or until the trail group has acquired its interest (whether by quit claim deed from the railroad or a private Trail Use Agreement), the statute of limitations may already have run and the landowner will be denied their constitutional right to be paid just compensation.

Even when the Trails Act temporarily takes a landowner's reversionary interest, compensation is due. Justice O'Connor noted in *Preseault II* that "[t]he Court recently concluded that the government's burdening of property for a distinct period, short of a permanent taking, may nevertheless mandate compensation."[251] Justice O'Connor referred to *First English*, where the Court held, "'[T]emporary' takings which, as here, deny a landowner all use of his property, are not different in kind from permanent takings, for which the Constitution clearly requires compensation."[252]

The Federal Circuit ruled similarly in *Yuba Natural Resources v. United States*[253] that the duration of a taking goes to the issue of damages, not whether a compensable taking has in fact occurred, stating: "The [Supreme] Court has recognized that temporary reversible takings should be analyzed

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[248] The Federal Circuit made clear that a Trails Act taking may be either permanent or temporary depending upon whether a Trails Use Agreement is subsequently reached between the railroad and the trail user. *See Caldwell* at 1234. However, this issue—temporary versus permanent taking—is a question for the damages phase of a Trails Act taking case, not the liability phase. As the Federal Circuit made clear in *Preseault III* all Trails Act takings—whether temporary or permanent—are physical, not regulatory takings. *See Preseault III*, 100 F.3d 1525, 1540 (Fed. Cir. 1996).

[249] *See Barclay*, 443 F.3d at 1371 (citing *Caldwell*, 391 F.3d at 1235).

[250] *See id.*

[251] *Preseault II*, 494 U.S. 1, 24 (1990) (O'Connor, J., concurring) (citing First English Evangelical Lutheran Church v. Los Angeles County, 482 U.S. 304, 318–19 (1987)).

[252] *First English*, 482 U.S. at 318 (citing San Diego Gas & Electric Co. v. City of San Diego, 450 U.S. 621, 657 (1981) (Brennan, J., dissenting) (arguing "[n]othing in the Just Compensation Clause suggest that 'takings' must be permanent and irrevocable")); *see also* Nollan v. California Coastal Council, 483 U.S. 825, 866–67 (1987) (Stevens, J., dissenting) (noting that Justice Brennan's dissenting opinion in *San Diego Gas* was endorsed by a majority in *First English*).

[253] 821 F.2d 638 (Fed. Cir. 1987).

in the same constitutional framework applied to permanent irreversible takings and has fashioned appropriate remedies."[254]

In *Caldwell*, the Federal Circuit applied this principle to Trails Act takings:

> Thus, the NITU operates as a single trigger to several possible outcomes. It may, as in this case, trigger a process that results in a permanent taking in the event that a trail use agreement is reached and abandonment of the right-of-way is effectively blocked. . . . Alternatively, negotiations may fail, and the NITU would then convert into a notice of abandonment. In these circumstances, a temporary taking may have occurred. . . . The NITU marks the "finite start" to either temporary or permanent takings claims by halting abandonment and the vesting of state law reversionary interests when issued.[255]

The D.C. Circuit has agreed with this reasoning:

> Nor does the [ICC] offer support for its suggestion that the reversionary interests are not taken merely because they are postponed indefinitely rather than terminated outright. This proposition is similarly problematic; as the Supreme Court recently reminded, "Nothing in the Just Compensation Clause suggests that 'takings' must be permanent and irrevocable."[256]

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[254] *Id.* at 641 (citing *San Diego Gas*, 450 U.S. at 657) (Brennan, J., dissenting); *see also* Hendler v. United States, 952 F.2d 1364, 1367 (Fed. Cir. 1991) ("'[P]ermanent' does not mean forever, or anything like it. A taking can be for a limited term—what is 'taken' is, in the language of real property law, an estate for years, that is, a term of finite duration as distinct from the infinite term of an estate in fee simple absolute. (While called an estate for years, the term can be for less than a year. . . .)").

[255] *Caldwell*, 391 F.3d at 1234–35 (citations omitted).

[256] Nat'l Wildlife Fed'n v. Interstate Commerce Comm'n, 850 F.2d 694, 705 (D.C. Cir. 1988) (citing *First English*, 482 U.S. at 318 (quoting *San Diego Gas*, 450 U.S. at 657 (Brennan, J., dissenting))).

X. THE TRAILS ACT FAILS TO PROVIDE A FAIR AND COST EFFICIENT METHOD FOR LANDOWNERS TO BE PAID THE COMPENSATION THEY ARE CONSTITUTIONALLY ENTITLED TO RECEIVE. THIS FAILURE SUBSTANTIALLY INCREASES THE COST OF THE TRAILS ACT TO TAXPAYERS

A. Landowners Never Receive Actual Notice Their Lands Have Been Taken

Originally, the limitations clock in a Trails Act taking did not begin to run until the Trail Use Agreement had been reached. But, in December 2004 the Federal Circuit announced a new rule that retroactively started this clock ticking many months, and—in some cases—years earlier, when the NITU was issued.[257]

A landowner whose property has been taken by a NITU is never given actual notice that the STB has been issued.[258] The NITU grants a trail group the right to negotiate with a railroad to acquire a new easement for a recreational trail over a property owner's land. These negotiations may take many years, with the NITU being extended repeatedly. In some cases, the NITU has been extended for more than ten years—well past the expiration of the seven-year limitations period.[259]

A landowner has no reason to know their land is subject to a NITU during the time between the STB issuing a NITU and the trail group beginning construction of a trail. While the STB has taken the landowner's reversionary right to his or her property, the landowner is never told about this secret taking. When the NITU is issued, the railroad has not yet consummated the agreement by which it conveys the easement to the trail group. Typically, the railroad salvages the tracks and ties during this negotiating period but there is no activity on the land inconsistent with a property owner's understanding that the rail line has been abandoned and the landowner's fee interest in the land now is unburdened by the former railroad easement. The trail group does not begin building a trail across the land until some time after the Trail Use Agreement has been reached. In many cases, the trail construction does not begin until many years after a Trail Use Agreement has been reached. Even the Trail Use Agreement is a secret document. Occa-

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[257] *See Caldwell*, 391 F.3d at 1235.

[258] *See* Nat'l Ass'n of Reversionary Prop. Owners v. Interstate Commerce Comm'n, 70 F.3d 638 (D.C. Cir. 1995) (declining to review I.C.C. decision not to initiate rulemaking that would give reversionary interest owners actual notice of proposed trail conversions).

[259] *See, e.g.*, Wisconsin Cent. Ltd., No. AB-303 (Sub-No. 14x) (Surface Transp. Bd. July 28, 2009) (final extension of negotiation for abandonment exemption in Polk County, Wis.) (NITU issued Mar. 1998 ultimately extended until Jan. 2010).

sionally, after a Trail Use Agreement is reached, the railroad will record a quit claim deed. Should it do so, this deed would be the first recorded public document evidencing the taking. And, even this recordation does not really put a landowner on effective notice the property has been taken because the quit claim deeds used in rail-to-trail conversions describe the land as a railroad right-of-way between two designated mileposts.

B. There Is No Fair and Cost-Efficient Method for Landowners to Be Paid Compensation

When Congress created the Trails Act, even though Congress understood it would take some citizens' reversionary interest in their land, Congress did not provide a means to pay these landowners compensation when their land was taken. Instead, Congress left landowners with an inverse condemnation action under the Tucker Act[260] as the only means to vindicate their constitutional right to be paid compensation for the land taken from them. Claims under the Tucker Act have proven to be time consuming and expensive to bring and to defend.[261]

When the government takes land for a recreational trail it must pay (1) severance damages, which are calculated as the difference in value of the specific parcel of land before the taking (with no easements) and the value of the land after the taking (with two new easements on the property—one for public recreational use and a second easement held by the STB allowing it to authorize future building of a new rail line across the land); (2) attorneys fees and costs;[262] and (3) interest from the date the STB issues the NITU until compensation is finally paid.[263]

C. The Costly Nature of Tucker Act Claims Is Compounded By the Justice Department's Scorched Earth Litigation Strategy

As President Lincoln wrote, "It is as much the duty of Government to render prompt justice against itself, in favor of citizens, as it is to administer the same, between private individuals."[264]

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[260] 28 U.S.C. § 1491(a) (2006).

[261] *See Litigation and Its Effect on the Rails-to-Trails Program*, *supra* note 134, at 45–54 (prepared statement of Nels Ackerson, Chairman, The Ackerson Group, Chartered).

[262] *See* Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. § 4654(c) (2006).

[263] *See* Order, Miller v. United States, No. 03-2489L (Fed. Cl. Aug. 22, 2006) (Bruggink, J.) (granting in part and denying in part plaintiffs' motion for summary judgment).

[264] President Abraham Lincoln, State of the Union Address (Dec. 3, 1861).

Congress has been critical of the DOJ's litigation strategy in Trails Act taking cases. The House Judiciary Committee held hearings into the DOJ's handling of Trails Act taking claims[265] and the excessive cost and expense the government has paid to litigate Trails Act taking cases. During these hearings, witnesses described the DOJ's strategy as "unrestrained litigation."[266] In other Trails Act taking cases the court has criticized the DOJ for trying to re-litigate the same issue repeatedly and needlessly.[267] The CFC repeatedly has criticized the Justice Department for a similar scorched earth litigation strategy in the *Winstar* cases.[268]

Chief Judge of the CFC, Loren Smith, wrote:

> It is the obligation of the United States to do right. Every free government can be judged by the degree to which it respects the life, liberty and property of its citizens. The United States stands tall among the Nations because it is a just Nation. In the instant cases the United States has not acted in a manner worthy of the great just

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[265] *See Litigation and Its Effect on the Rails-to-Trails Program*, *supra* note 134.

[266] *See id.* at 41–54 (statement and prepared statement of Nels Ackerson, Chairman, The Ackerson Group, Chartered).

[267] See *Blendu v. United States*, 75 Fed. Cl. 543 (2007), where the court stated:

> In other words, what needs to be decided—again, in defendant's words—is "the nature and scope of the easement and, correspondingly, the nature and scope of the plaintiff's property interest." As the excerpt block-quoted above makes clear, that is exactly what the Federal Circuit decided in *Hash II*, a case that, as both parties agreed, presented the same legal questions as the ones posed here.

Id. at 547 (citations omitted).

[268] See *Anchor Savings Bank, FSB v. United States*, 63 Fed. Cl. 199 (2004), where the court stated:

> [The government] has endured a host of criticisms during recent years for the manner in which it has defended the *Winstar* cases in this court. Its tactics have been regarded as a type of "scorched earth policy," as the government concedes no ground regarding the applicability of established law or the implications of factual distinctions from one case to another. This court has at times regarded defendant's approach with skepticism or even disdain. Regrettably, that trend continues with defendant's Motion for Reconsideration of liability issues in this case. One judge of this court long ago lamented that "the government persists in ignoring or misrepresenting the law while failing to distinguish the cases factually." Cal. Fed. Bank v. United States, 39 Fed. Cl. 753 (1997). As the instant motion makes clear, reform is slow to come by.

Id. at 200.

> Nation it is. Because the dollars at stake appear to be so large the government has raised legal and factual arguments that have little or no basis in law, fact or logic.
>
> While the court can appreciate the concerns of the government's attorneys to protect the public treasury, and they are honorable people, it must severely criticize the tactics and approach of the government in these motions for summary judgment.
>
> . . . .
>
> If the arguments put forth here are the strongest the United States can muster against liability then the government has a moral obligation to seek a fair and equitable settlement from the parties whose contracts were breached. If this cannot be achieved then the court is here to resolve these cases. However, the court is a tool of last resort. Where the government has violated rights it should first attempt to do justice without judicial prompting.
>
> Maybe these ideas are old-fashioned, but they strike the court as particularly applicable to a department that bears the sacred name of Justice.[269]

Taxpayers end up paying not only for the DOJ's litigation expenses,[270] but also for the landowners' litigation expenses responding to these argu-

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[269] California Fed. Bank v. United States, 39 Fed. Cl. 753, 754–755 (1997) (L. Smith, C.J.).

[270] The cost of litigating Trails Act cases is a significant expense for the federal government. Assistant Attorney General Thomas Sansonetti told Congress:

> The defense of the rails-to-trails cases poses special challenges for the Environment Division. Although the total potential monetary exposure from these cases is only about one per cent of the total potential monetary exposure of the entire takings litigation docket presently being handled by the Environment and Natural Resources Division, three of the nine attorneys assigned to our ''Takings Team'' devote the majority of their time to these cases, along with two others who devote a considerable portion of their time as well.
>
> These cases require a deed-by-deed liability analysis and a parcel-by-parcel valuation analysis. Therefore, while a class action of 1,000 individuals may technically constitute just one case, they in reality must be defended as if they were 1,000 separate cases.

ments. Only the federal government is capable of devising a system in which taxpayers would pay more than $300,000 in attorney fees and costs in a dispute over a $19,000 piece of land.[271]

Apart from the cost that this approach imposes on taxpayers, this strategy also frustrates the citizens' constitutional right to compensation. Congress has condemned the DOJ's use of the statute of limitations as a "gotcha game" to deny deserving citizens their right to compensation. During a Senate hearing, Senator Burr was harshly critical of the DOJ.[272]

See Litigation and Its Effect on the Rails-to-Trails Program, *supra* note 134, at 39 (prepared statement of Thomas L. Sansonetti, Asst. Att'y General, Environment and Natural Resources Division, U.S. Dept. of Justice).

[271] See *Grantwood Vill.*, 95 F.3d 654 (1996), where the government paid $19,000 for the value of the land and reimbursed the property owner $300,000 in attorney fees and costs. This sum does not include the DOJ's cost litigating this case, which likely equals or exceeds the $300,000 incurred by the landowner.

[272] *See Miscellaneous National Parks Legislation: Hearing Before the Subcomm. on National Parks of the S. Comm. on Energy and Natural Resources*, 110th Cong. 29 (2008) (statement of Sen. Richard Burr, Member, Subcomm. on National Parks). At this April 23, 2008 hearing, Senator Burr rebuked the DOJ:

> Mr. Chairman, my last statement is not a question, but it is a statement. I understand it's appropriate for the Park Service to come here and say that the issue of rails to trails and the clarification that's needed is not a National Parks Service issue. I can appreciate that.
>
> I hope you would take back to the individuals at the Justice Department that made this determination, that I take very seriously of takings. [sic] I think that when somebody's land is taken there has to be compensation for that. I'm not an expert on what statute of limitations we've got currently or what triggers the clock starting.
>
> I have always found regardless of what I look at, the Federal Government's clock usually starts well before people on the other side. It's only because we get to interpret. They have to guess.
>
> I truly believe that we have people that were engaged in what they thought was an honest negotiation. If for some reason we found a technical reason to run the clock out and now the position of the Justice [Department] is oops, so sorry. You missed out on compensation. That's not the American way.
>
> So, you might send a message to the Justice Department. I would advise finding a way to settle this. If not legislatively, we will accommodate the needs of those property owners that have not been compensated.

Id.

The DOJ has attempted to prevent the use of class-action procedures as a judicial tool to resolve Trails Act taking claims efficiently.[273] The DOJ argued that filing a class-action lawsuit does not satisfy the statute of limitations, and the "clock" continues to run until each class member individually and separately satisfies the limitation period. Judge Christine Miller of the CFC described the government's position as "draconian" and recognized that the government's theory would effectively eliminate use of class-actions against the federal government.[274] Nonetheless, Judge Miller accepted their argument. The DOJ celebrated this win as one of their "significant litigation accomplishments" in 2009, which was a "victor[y that] will help to limit the bringing of future claims and protect the United States against millions of dollars in liability."[275]

This legal strategy, quite simply, makes no sense. The class-action procedure frequently is the most cost-efficient manner to resolve Trails Act taking claims.[276] And, it is questionable whether the DOJ should be pursuing a litigation strategy intended "to limit the bringing of future claims" by citizens whose land the government has taken. The better course is to pursue the prompt, fair and cost-efficient resolution of these claims.

Judge Miller's decision was appealed to the Federal Circuit, which rejected the government's argument and held class action-tolling does apply to claims against the United States.[277]

In addition to the litigation expense, the delay in resolving Trails Act taking cases imposes substantial interest costs on the federal government. The Fifth Amendment requires the government to pay compensation for the

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[273] *See* Bright v. United States, No. 2009-5048, 2010 WL 1740825 (Fed. Cir. May 3, 2010); *see also* Mike Scarcella, *Big Class Actions Against the Feds May Falter*, NAT'L L.J., June 22, 2009.

[274] *See id.*

[275] http://www.justice.gov/enrd/ENRDFiles/ENRD_FY2009_Accomplishments_Report_Text_Only.pdf.

[276] In *Carl Junction R-1 School Dist. v. United States* (05-3L & 05-4L) (Fed. Cl. 2008) (Judgment and other filings available on PACER), the government paid $155,183 for the land, $43,000 interest, and $423,727 in attorneys' fees. Compare these individual cases—*Carl Junction* and *Grantwood Village*—with *Miller v. United States*, 67 Fed. Cl. 542 (2005), a class-action involving 116 parcels of land brought as a class-action. The government paid almost $7.4 million (including interest) for the land. The individual landowners' claims ranged from $6,000 to more than $1 million. *See* Joint Proposed Settlement, Miller v. United States, No. 03-24891 (Nov. 15, 2006) (on file with Real Property, Trust & Estate Law Journal). Yet, the government reimbursed landowners only $770,000 in legal fees and expenses. The conclusion is obvious. Resolving such cases using a class action procedure is substantially less expensive to both landowners and, ultimately, the government.

[277] *See Bright*, 2010 WL 1740825 (Fed. Cir. May 3, 2010).

delay between when the government takes a citizen's land and when it pays compensation. Interest begins to run when the NITU is issued, and because it frequently takes more than five years of litigation to resolve a Trails Act claim, the government's interest obligation can be equal to or more than the value of the land taken.[278]

Costs incurred by resolving Trails Act taking claims through bringing inverse condemnation claims pursuant to the Tucker Act in the CFC are substantial and could be avoided by reforming the Trails Act.[279]

XI. RECOMMENDATIONS TO IMPROVE IMPLEMENTATION OF THE TRAILS ACT

Four reforms would greatly improve the Trails Act and allow it to achieve its objective at less expense to taxpayers, and in a constitutionally fair manner for landowners.

A. Property Owners Should Be Provided Timely Notice of a NITU (or CITU) that Affects Their Property

Currently, landowners receive no actual notice that their lands have been taken in a rail-to-trail conversion.[280] This is wrong. The STB should provide notice to property owners whose land is subject to a NITU within thirty days after issuing a NITU.[281] The name and mailing address of every affected property owner is available in every county tax assessor's or recorder of deeds' office. Moreover, the railroads and federal government may already have in their possession valuation maps and other documents that describe the conveyances or condemnation decrees by which the rail line was originally established and identify each parcel of land across which the rail line is located. The cost of mailing notices to the landowners would be nominal, but the benefit substantial. Fundamental fairness requires that landowners receive timely notice of the NITU, which is the event giving rise to their constitutional claims for compensation.

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[278] This delayed resolution is due in part to the DOJ's scorched-earth strategy. However, this delay also is due in part to repeated extensions that the DOJ typically seeks and the traditionally slower resolution of cases in the CFC compared to federal district courts. *See* "United States Court of Federal Claims Termination Act of 2004." Introduced in the 108th Congress as S.2293 and H.R. 4946. The Act did not pass but referenced a study on the efficiency of the CFC resolving claims.

[279] *See* 143 CONG. REC. H8950-02 (1997) (statement of Rep. Ryun).

[280] *See* Part X.A. *supra*.

[281] Reference to a "NITU" applies equally to a CITU. *See supra* note 31 and accompanying text.

B. The Trail Use Agreement Should Be Filed With the STB

The Trails Act and the STB's issuance of a NITU creates the right of a railroad to sell an easement across land.[282] Absent the Trails Act and NITU, the railroad would have nothing to sell. The Trail Use Agreement is the event that consummates creation of a recreational trail under the Trails Act and defines the terms of the railroad's interest.[283] The Trail Use Agreement should be a public document that is available to landowners and any other interested parties. There is no rational reason why the Trail Use Agreement should be a secret document, unavailable to the landowners and interested public.

C. More Timely and Cost-Efficient Resolution of Fifth Amendment Takings Claims

It should never take more than two years to resolve a Fifth Amendment takings claim under the Trails Act. In some cases, the DOJ and counsel for the landowners have used alternative dispute resolution and common appraisal methods to determine the value of the land taken quickly and efficiently.[284] However, the DOJ's scorched-earth litigation strategy and the lengthy time to resolve a case in the CFC frustrates a timely and efficient resolution of the property owner's claim.[285] This delay also greatly increases the cost to the taxpayers. The government must pay both the litigation costs and interest. Lengthy litigation contesting every legal issue and every possible argument substantially increases this expense to taxpayers.

D. Independent Review of the Trail Operator's Capacity and Ability to Develop the Abandoned Rail Line As a Recreational Trail of Public Value

The Trails Act is indiscriminate. Even when an abandoned rail line has no legitimate value for trail use it still can be attractive to a trail group because the organization can profit by taking control of the land under the Trails Act and licensing the use of the land to a utility. In a Missouri case, the private trail group received $200,000 from a licensing agreement with an electric company that otherwise would have been paid to the landowners. In other cases, private trail groups do not have the capacity to maintain the land and the land is neglected and left to become a public nuisance.[286] The

[282] *See supra* Part IX.B.
[283] *See supra* text accompanying note 31.
[284] *See Litigation and Its Effects on the Rails-to-Trails Program*, *supra* note 134.
[285] *See id.* at 17–19 (statement of Nels Ackerman).
[286] *See* Compton Letter, *supra* note 67 and accompanying text.

STB should review the abilities of each potential trail operator to develop responsibly and maintain a recreational trail *before* a NITU is issued. Trail sponsors should submit a proposed Trail Development Plan to the STB describing the proposed trail-related improvements and the funding needed to accomplish these improvements. This plan should be available for public comment and notice of the plan provided to all affected landowners. Should the trail not be developed as specified in the plan, the STB should have the authority to revoke the NITU. After all, if taxpayers are paying for the property, we should be sure that land is responsibly developed as a public trail consistent with the objective of the Trails Act.

XII. CONCLUSION

We like trails and appreciate the objective of the Trails Act—to provide well-maintained and well-managed public recreational trails over land once used for now-abandoned railroad lines. However, it is wrong to seek to accomplish this worthy public objective in a manner that denies landowners their constitutional right to be paid just compensation for the taking of their property.

The government's efforts to circumvent the Fifth Amendment are, in the majority of cases, not successful, and attempting to do so ends up substantially increasing cost of the Trails Act to taxpayers. Public support for this program is undermined when the STB issues orders which take American citizens' land without notice, the DOJ repeatedly litigating the same meritless arguments, and the DOJ endlessly delaying resolution of landowners' claims. In addition, these tactics wind up costing American taxpayers millions of dollars. Americans support the creation of well-designed, appropriately located public recreational trails. Americans do not, however, like to see the Trails Act administered in a manner that (1) unfairly denies fellow landowners their constitutional right to compensation; (2) greatly and needlessly inflates legal fees and other costs of the program; and (3) allows some special interests to misuse the Trails Act as a pretext to obtain profit at the expense of our fellow citizens.

Over the past twenty-five years, the Trails Act has accomplished some of its intended purpose. Some great recreational trails have been established. But these trails were established at substantially greater expense than necessary, and the constitutional right of American citizens to be compensated for the government taking their lands has been trampled.

For the Trails Act to succeed in accomplishing its objective we must recognize that, in its current form, the Trails Act is deeply flawed. Fortunately, we can fix these flaws. Congress should consider legislation that will amend the Trails Act to fix those flaws. Additionally, both the STB and the

DOJ should adopt measures to more fairly and cost-effectively administer the Trails Act, especially because the constitutional right of American citizens to be paid for land the government has taken is involved.

EXHIBIT 4

(33)

FORM 3519-A

STATE OF FLORIDA,
COUNTY OF SARASTOA.

This INDENTURE, made and entered into this ..... day of ....., in the year of our Lord one thousand nine hundred and ....., between Owen H. Bradley, of the County of ..... and the State of ..... part of the first part and the TAMPA SOUTHERN RAILROAD COMPANY, a corporation created and organized under the laws of the State of Florida, party of the second part:

WITNESSETH: That said part of the first part, for and in consideration of the sum of ..... Dollars of lawful money of the United States of America, to ..... in hand paid by the said party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, convey, and confirm, unto the said party of the second part, and its successors and assigns forever, all of a certain tract or parcel of land situated, lying and being in the County of Sarasota, State of Florida, to-wit:

21-36-18

A strip of land fifty (50) feet wide, being twenty-five (25) feet on each side of the center line of the Tampa Southern Railroad, as located and to be constructed thru the South half of the Southwest quarter of the Southeast quarter (S½ of SW¼ of SE¼) of Section Twenty-one (21), Township Thirty-six (36) South, of Range Eighteen (18) East, extending from the west line of the Southeast quarter (SE¼) of said Section Twenty-one (21) to the east line of the Southwest quarter of the Southeast quarter (SW¼ of SE¼) of said Section Twenty-one (21), a distance of thirteen hundred and twenty (1320) feet, more or less, containing one and fifty-two hundredths (1.52) acres, more or less; Said strip of land being near the south boundary of the Southwest quarter of the Southeast quarter (SW¼ of SE¼) of said Section Twenty-one (21), and adjoining the right of way of the S.A.L. Railway:

together with all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof and also all the estate, right, title, interest, dower and right of dower, property, possession, claim and demand whatsoever of the said part of the first part, both in law and in equity, of, in and to the above granted premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the same in fee simple forever.

And the said part of the first part do covenant with the said party of the second part that ..... lawfully seized of the said premises, that they are free from all incumbrances and that ..... good right and lawful authority to sell the same, and the said part of the first part do hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part of the first part ha hereunto set hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of,

..... (SEAL)

..... (SEAL)

EXHIBIT 4

STATE OF ..... }
COUNTY OF ..... } SS.

I, a Notary Public of the State of ..... and County of .....

hereby certify that .....

personally known to me to be the individuals described in and who executed the foregoing instrument, this day personally appeared before me and acknowledged before me that they executed said instrument for the purposes therein mentioned.

And I further certify that the said ..... personally known to me to be the wife of said ..... named in said instrument, and one of the grantors therein, did this day personally appear before me and on a private and separate examination this day taken and made before me, separately and apart from her said husband, did acknowledge that she made herself a party to and executed said instrument for the purpose of relinquishing, releasing, alienating and conveying all her right, title, interest, property and estate whatsoever, whether of dower, homestead, fee simple or otherwise in and to said described land and appurtenances and for all the purposes in said instrument mentioned, and that she executed the same freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the County of .....

and State of ..... this ..... day of ....., A. D. 192.....

..... (SEAL)

Notary Public, State of .....

My commission expires .....

STATE OF ..... }
COUNTY OF ..... } SS.

I, a Notary Public of the State of ..... and County of .....

hereby certify that .....

personally known to me to be the individual described in and who executed the foregoing instrument, this day personally appeared before me and acknowledged that ..... executed the said instrument for the purposes therein expressed, whereupon it is prayed that the same may be recorded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the County of .....

and State of ..... this ..... day of ....., A. D. 192.....

..... (SEAL)

Notary Public, State of .....

My commission expires .....

EXHIBIT 4

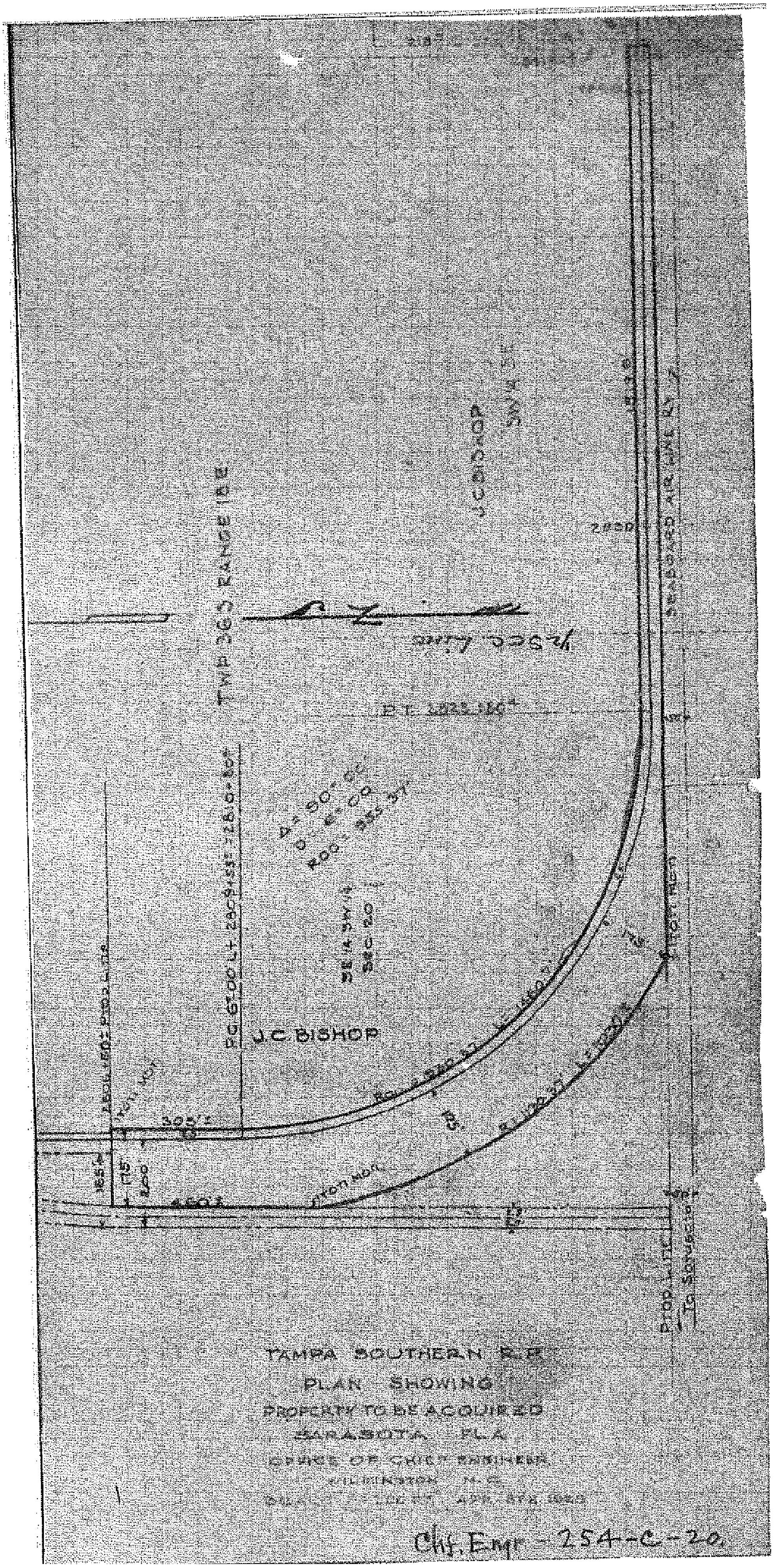
J.C. BISHOP
TAMPA SOUTHERN R.R.
PLAN SHOWING
PROPERTY TO BE ACQUIRED
SARASOTA FLA.
OFFICE OF CHIEF ENGINEER
WILMINGTON N.C.
Chf. Engr - 254-C-20

EXHIBIT 4

(31)

STATE OF NORTH CAROLINA)
)
COUNTY OF NEW HANOVER)

I, W. G. Forlong, being duly sworn, do hereby make oath that I am Real Estate Agent of the Tampa Southern Railroad Company, and I depose and say that on August 28th, 1923, I received a deed executed by O. H. Pendley, dated July 17th, 1923, conveying to the Tampa Southern Railroad Company, a strip of land 50 feet in width, abutting the right of way of the Seaboard Air Line Railway Company in the Southwest Quarter of Southeast Quarter (SW¼ of SE¼) of Section Twenty One (21), Township Thirty Six (36) South of Range Eighteen (18) East, Sarasota County, Fla., and extending from the west line to the east line of the Southwest Quarter of Southeast Quarter (SW¼ of SE¼) of said Section Twenty One (21).

This deed was not signed by the wife of O.H.Pendley, and was sent out for her signature but has never been returned.

W.G. Forlong.
W.G.Forlong.

Sworn to and subscribed before me in the State and County aforesaid this 5th day of May 1927.

C S Morse NOTARY PUBLIC
My Commission Expires February 19th, 1928

Notary Public.

EXHIBIT 4

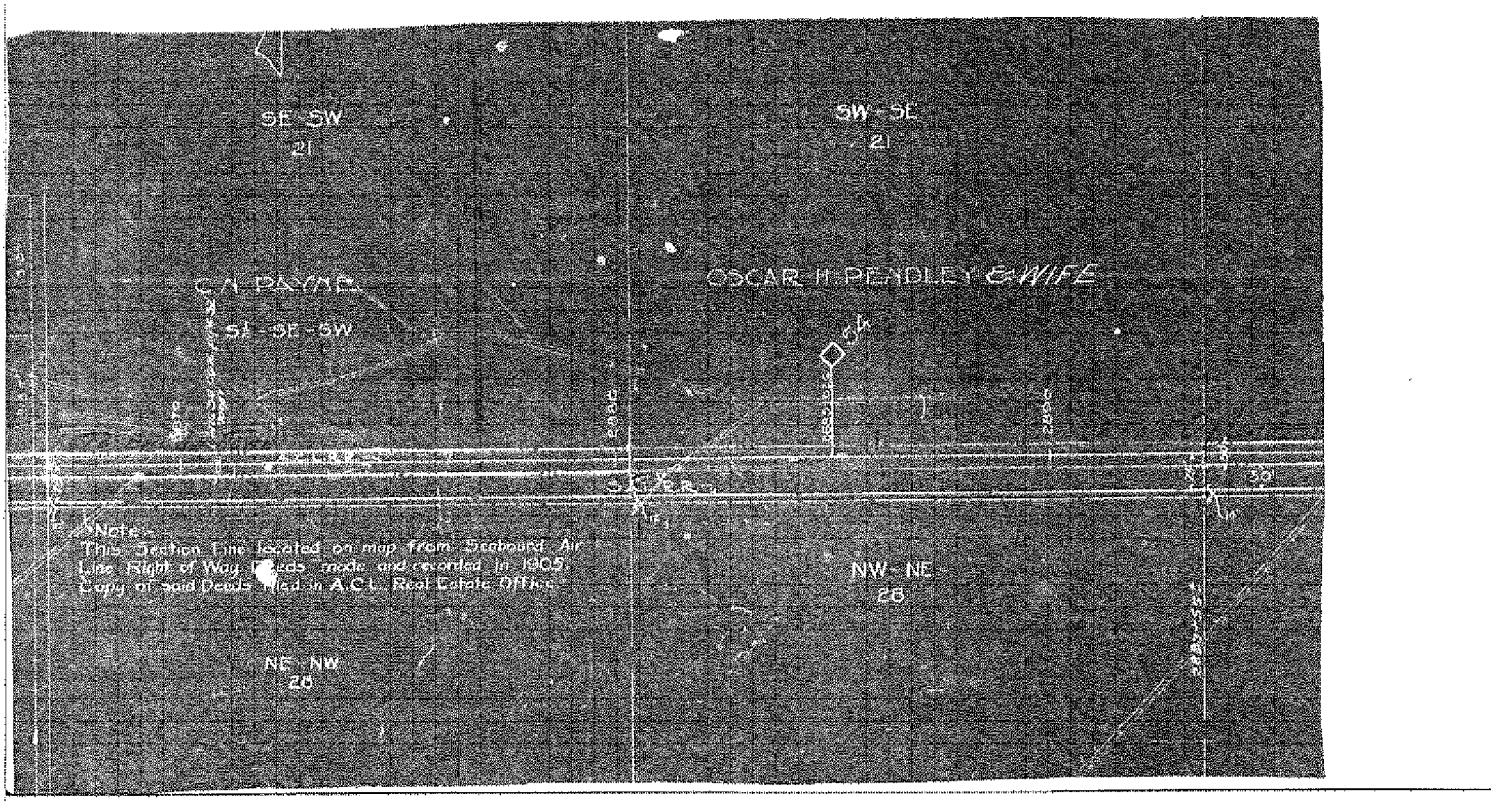
SE SW
21
SW SE
21
C.A. PAYNE
OSCAR H. PENDLEY & WIFE
SE SE SW
Note -
This Section Line located on map from Seaboard Air
Line Right of Way Deeds made and recorded in 1905
Copy of said Deeds filed in A.C.L. Real Estate Office
NE NW
26
NW NE
26
30

EXHIBIT 4

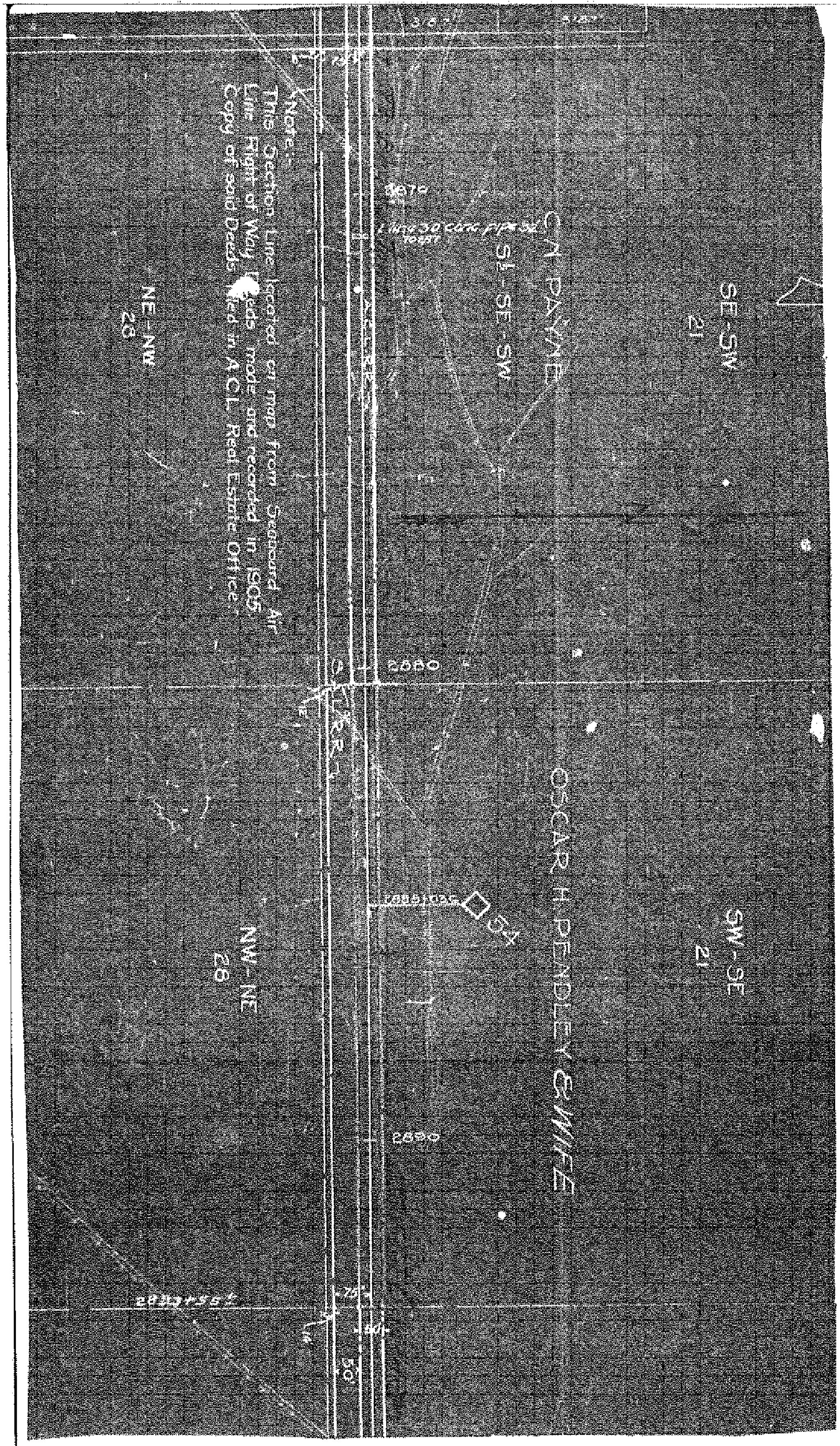
Note:
This Section Line located on map from Seaboard Air Line Right of Way Deeds made and recorded in 1905
Copy of said Deeds filed in A.C.L. Real Estate Office
SE-SW
21
C M PAYNE
SE-SE-SW
NE-NW
28
2880
OSCAR H. PENDLEY & WIFE
SW-SE
21
NW-NE
28
2880

EXHIBIT 4

EXHIBIT 4-A

EXHIBIT ___
OSCAR H. PENDLEY and
TAMPA SOUTHERN RAILROAD COMPANY
Book __, Page __, Dated May 5, 1927

[References in form deed to "party of the first part" and "party of the second part" replaced with Oscar H. Pendley and Tampa Southern Railroad Company respectively.]

This INDENTURE, made and entered into this _____ day of _____ in the year of our Lord one thousand nine hundred and _____, between OSCAR H. PENDLEY, of the County of _____ and the State of _____, party of the first part and the TAMPA SOUTHERN RAILROAD COMPANY, a corporation created and organized under the laws of the State of Florida, party of the second part:

WITNESSETH: That said party of the first part OSCAR H. PENDLEY, for and in consideration of the sum of _____ Dollars of lawful money of the United States of America, to _____ in hand paid by the said party of the second part TAMPA SOUTHERN RAILROAD COMPANY, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha____ granted, bargained, sold, allened, remised, released, conveyed and confirm, unto the said party of the second part, and its successors and assigns forever, all of a certain tract or parcel of land situated, lying and being in the County of Sarasota, State of Florida, to-wit:

A strip of land fifty (50) feet wide, being twenty-five (25) feet on each side of the center line of the TAMPA SOUTHERN RAILROAD, as located and to be constructed thru the South half of the Southwest

quarter of the Southeast quarter (S½ of SW¼ of SE¼) of Section Twenty-one (21), Township Thirty-six (36) South, of Range Eighteen (18) East, extending from the west line of the Southeast quarter (SE¼) of said Section Twenty-one to the east line of the Southwest quarter of the Southeast quarter (SW¼ of SE¼) of said Section Twenty-one (21), a distance of thirteen hundred and twenty (1320) feet, more or less, containing one and fifty-two hundredths (1.52) acres, more or less; Said strip of land being near the south boundary of the Southwest quarter of the Southeast quarter (SW¼ of SE¼) of said Section Twenty-one (21), and adjoining the right of way of the S.A.L. Railway:

Together with all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof and also all the estate, right, title interest, dower and right of dower, property, possession, claim and demand whatsoever of the said part___ of the first part, both in law and in equity, of, in and to the above granted premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the same in fee simple forever.

And the said part___ of the first part do ____ covenant with the said party of the second part that ___ lawfully seized of the said premises, that they are free from all incumbrances and that _____ good right and lawful authority to sell the same, and the said part___ of the first part do ____ hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part___ of the first par ha__ hereunto set _____hand___ and seal___ the day and year first above written.

Signed, Sealed and Delivered in the presence of,

_____ _____(SEAL)

_____ _____(SEAL)

_____

_____

STATE OF _____ }
} SS
COUNTY OF _____ }

I, a Notary Public in the State of _____ and County of _____ hereby certify that _____ personally known to me to be the individuals described in and who executed the foregoing instrument, this day personally appeared before me and acknowledged before me that they executed said instrument for the purposes therein mentioned.

And I further certify that the said _____ personally known to me to be the wife of said _____ named in said instrument, and one of the grantors therein, did this day personally appear before me and on a private and separate examination this day taken and made

before me, separately and apart from her said husband, did acknowledge that she made herself a party to and executed said instrument for the purpose of relinquishing, releasing, alienating and conveying all her right, title, interest, property and estate whatsoever, whether of dower, homestead, fee simple or otherwise in and to said described land an appurtenances and for all the purposes in said instrument mentioned, and that she executed the same freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of _____ and State of _____ this ____ day of _____, A.D. 192__,

_____(SEAL)
Notary Public, State of _____
My commission expires _____

STATE OF _____ }
} SS
COUNTY OF _____ }

I, a Notary Public of the State of _____ and County of _____ hereby certify that _____ personally known to me to be the individual___ described in and who executed the foregoing instrument, this day personally appeared before me and acknowledged that _____ executed the same instrument for the purposes therein expressed, whereupon it is prayed that the same may be recorded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of _____ and State of _____ this ____ day of _____, A.D. 192__,

_____(SEAL)
Notary Public, State of _____
My commission expires _____

[DIAGRAM IN ORIGINAL]

STATE OF NORTH CAROLINA }
}
COUNTY OF NEW HANOVER }

I, W. G. Forlong, being duly sworn, do hereby make oath that I am Real Estate Agent of the TAMPA SOUTHERN RAILROAD COMPANY, and I depose and say that on August 28th, 1923, I received a deed executed by O. H. PENDLEY, dated July 17th, 1923, conveying to TAMPA SOUTHERN RAILROAD COMPANY, a strip of land 50 fee in width, abutting the rifght of way of the Seaboard Air Line Railway Company in the Southwest Quarter of Southeast Quarter (SW¼ of SE¼) of Section Twenty One (21), Township Thirty Six (36) South of Range Eighteen (18) East, Sarasota County, Fla., and extending from the west line to the east line of the Southwest Quarter of Southeast Quarter (SW¼ of SE¼) of said Section Twenty One (21).

This deed was not signed by the wife of O.H. Pendley, and was sent out for her signature but has never been returned.

Sworn to and subscribed before
me in the State and County
aforesaid this 5th
day of May 1927.
[ILLEGIBLE] NOTARY PUBLIC
My Commission Expires February 19th, 1928

_____
W.G. Forlong

_____
Notary Public.

[DIAGRAMS FOLLOW IN ORIGINAL]

EXHIBIT 5

IN THE UNITED STATES COURT OF FEDERAL CLAIMS

4023 SAWYER ROAD I, LLC, *et al.*,	)	
	)	
Plaintiffs,	)	
	)	
v.	)	No. 19-757L
	)	
UNITED STATES OF AMERICA,	)	Judge Edward H. Meyers
	)	
Defendant.	)	

JOINT TITLE STIPULATIONS

The parties submit these joint title stipulations regarding the following claims in this case. The parties stipulate that the listed original conveyance applies with regard to the listed claim. For three claims (the claims of John W. and Christine L. Fordham, Bradley Blum Morrison, and Shirley P. Ramsey), the parties stipulate that I.C.C. Valuation Schedules state the railroad obtained the relevant parcel "By Possession" from these plaintiffs' predecessors-in-interest.

Last Name	Property Address	Parcel ID	Relevant Source Conveyance to the Railroad
3153 Novus Court, LLC	3153 Novus Court, Sarasota, FL 34237	0054-03-0005	Neihardt, Book 10, Page 529
4023 Sawyer Road 1, LLC	4023 Sawyer Road Sarasota, FL 34233	0070-07-0059	Honore, Book 23, Page 127
Douglas and Cynthia Abbott	3328 Linden Drive Sarasota, FL 34232	0061-10-0039	Sarasota Land Co., Book 19, Page 415
Julia R. Adkins and Austin C. Murphy	4760 Theodore Ave., Sarasota, FL 34233	0071-16-0052	Honore, Book 23, Page 127
Randal S. and Joyce S. Albritton	4241 Proctor Rd Sarasota, FL 34233	0071-16-0076	Honore, Book 23, Page 127
Louis L. Alderman, Jr., as Trustee of the Louis L. Alderman 2013 Revocable Trust	4690 Woodward Ave., Sarasota, FL 34233	0071-09-0002	Honore, Book 23, Page 127
John L. and Mary Allgyer and Levi and Tammy L. Lantz, Jr.	701 Locklear Avenue, Sarasota, FL 34237	0054-01-0030	Fla. Mortgage, Book 10, Page 536
Nicole J. Altergott	2121 Ingram Avenue Sarasota, FL 34232	0060-06-0062	Sarasota Land Co., Book 19, Page 415
Troy Alvis	3300 Linden Drive Sarasota, FL 34232	0061-07-0043	Sarasota Land Co., Book 19, Page 415
John M. Alvis	2521 Novus Street Sarasota, FL 34237	2034-02-0017	Fla. Mortgage, Book 10, Page 532

Bradley S. and Susan B. Anderson	4456 Golden Lake Drive Sarasota, FL 34233	0071-08-0027	Honore, Book 23, Page 127
Neal and Jo Atchley	2334 Greendale Dr., Sarasota, FL 34232	0060-11-0086	Sarasota Land Co., Book 19, Page 415
David R. and Joy S. Bailey, as Trustees of the Joy S. Bailey and David R. Bailey Revocable Trust	2346 Greendale Dr., Sarasota, FL 34232	0060-11-0084	Sarasota Land Co., Book 19, Page 415
Kerwin and Judy Baker	2019 Ingram Ave. Sarasota, FL 34232	0060-03-0035	Sarasota Land Co., Book 19, Page 415
Joaquin Enrique Batista Franco and Carly Elizabeth Batista	2712 Nancy St., Sarasota, FL 34237	2029-16-0071	Charles Ringling Co., April 30, 1925, Book 42, Page 569
Michael J. Bergeron and Richard K. Nelson	1812 Springwood Dr., Sarasota, FL 34232	0053-14-0033	Burton, Book 23, Page 58
James R. and Mary Ellen Bishop	2109 Ingram Avenue, Sarasota, Fl, 34232	0060-03-0040	Sarasota Land Co., Book 19, Page 415
Geoffrey L. Bolton	4042 Radnor Pl., Sarasota, FL 34233	0070-07-0019	Honore, Book 23, Page 127
Ray and Ella Bontrager	1429 Ingram Ave, Sarasota, FL 34232	0053-04-0010	Burton, Book 23, Page 58
Dominic D. and Kathleen M. Booth	2488 South Milmar Dr., Sarasota, FL 34237	2029-15-0046	Tampa Southern RR v. Tankersley, et al., judgment
Ersila Borchert	2032 Greendale Dr., Sarasota, FL 34232	0060-03-0047	Sarasota Land Co., Book 19, Page 415
Nicholas J. and Danette L. Boris	4454 Golden Lake Dr., Sarasota, FL 34233	0071-08-0028	Honore, Book 23, Page 127
Carole M. Bowns	2301 Ingram Ave., Sarasota, FL 34232	0060-06-0069	Sarasota Land Co., Book 19, Page 415
Karen E. Bowser	3200 Linden Dr., Sarasota, FL 34232	0061-07-0049	Sarasota Land Co., Book 19, Page 415
Ralph R. and Dale Marie Braun	1804 Springwood Dr. Sarasota, FL 34232	0053-14-0035	Burton, Book 23, Page 58
Mabel Brunton (subject to life estate of Wallace David Brunton) and Jeffrey Doyle, as Trustee of the Wallace David Brunton Testamentary Trust in place of Jeffrey C. Doyle	3226 Oakwood Boulevard South, Sarasota, FL 34237	2031-02-1366	O.H. Pendley
Cynthia J. Burnell	5844 Meriwether Pl., Sarasota, FL 34232	0061-15-0089	Sarasota Land Co., Book 19, Page 415
Sandra K. Butler	2635 Novus Pl., Sarasota, FL 34237	2029-16-0067	Charles Ringling Co., April 30, 1925, Book 42, Page 569
Sean and Darcy Byrnes	2490 S. Milmar Dr. Sarasota, FL 34237	2029-15-0045	Tampa Southern RR v. Tankersley, et al., judgment
Carol Caldwell	2113 Ingram Ave. Sarasota, FL 34232	0060-03-0041	Sarasota Land Co., Book 19, Page 415
Endia K. and Gary Callahan	4707 Woodward Pl. Sarasota, FL 34233	0071-16-0068	Honore, Book 23, Page 127
Martin Carrillo-Plata	4018 Radnor Pl., Sarasota, FL 34233	0070-02-0021	Honore, Book 23, Page 127

Gary L. Cathey and Victoria L. Goodrich	3218 Oakwood Boulevard South, Sarasota, FL 34237	2031-02-1370	O.H. Pendley
James M. and Jeneve S. Cawley	2701 Greendale Dr. Sarasota, FL 34232	0060-11-0088	Sarasota Land Co., Book 19, Page 415
John and Joanne Cisler	4219 Pine Meadow Ter., Sarasota, FL 34233	0070-10-0039	Honore, Book 23, Page 127
Amy Roseann Coats and Darrin Lee Johnson	2706 Greendale Dr., Sarasota, FL 34232	0060-14-0089	Sarasota Land Co., Book 19, Page 415
Steven R. and Virginia M. Courtenay	4303 Pine Meadow Ter., Sarasota, FL 34233	0070-15-0018	Honore, Book 23, Page 127
Crabapple Enterprise LLC	719 South Brink Ave., Sarasota, FL 34237	0054-03-0018	Neihardt, Book 10, Page 529
Frank T. Crotsley	3460 Linden Dr., Sarasota, FL 34232	0061-10-0032	Sarasota Land Co., Book 19, Page 415
Zsolt Csesznok and Marianna Bartus	1620 Springwood Dr., Sarasota, FL 34232	0053-11-0057	Burton, Book 23, Page 58
Joseph and Dorothy D'Angelo, as Trustees of the D'Angelo Family Revocable Trust	1808 Springwood Dr., Sarasota, FL 34232	0053-14-0034	Burton, Book 23, Page 58
Carl G. and Tobie L. Desantis	2752 Greendale Pl., Sarasota, FL 34232	0060-14-0084	Sarasota Land Co., Book 19, Page 415
Craig B. and Cynthia D. Dickie	1331 Ingram Ave., Sarasota, FL 34232	0053-04-0006	Burton, Book 23, Page 58
Thomas and Michelle M. Dodson	790 Autumncrest Dr., Sarasota, FL 34232	0052-04-0026	Fla. Mortgage, Book 10, Page 536
Wanda Donner, as Trustee of the Wanda Donner Living Trust	2423 Ingram Ave., Sarasota, FL 34232	0060-11-0061	Sarasota Land Co., Book 19, Page 415
Pamela Driggs	1782 Springwood Dr., Sarasota, FL 34232	0053-14-0037	Burton, Book 23, Page 58
Elise J. Duranceau	4050 Radnor Pl., Sarasota, FL 34233	0070-07-0018	Honore, Book 23, Page 127
Lesley Dwyer and Barbara S. Hair	2203 Ingram Ave., Sarasota, FL 34232	0060-06-0063	Sarasota Land Co., Book 19, Page 415
Zoila Emanuelli, As Trustee of the Zoila Emanuelli Revocable Trust	1548 Springwood Dr., Sarasota, FL 34232	0053-06-0035	Burton, Book 23, Page 58
John Ermilio	2510 South Milmar Dr., Sarasota, FL 34237	2029-15-0035	Tampa Southern RR v. Tankersley, et al. judgment
Thomas M. and Joyce R. Fay	3422 Oakwood Boulevard South, Sarasota, FL 34237	2031-02-1337	Palmer, Book 11, Page 524
Bernadette Feragola	3224 Linden Dr., Sarasota, FL 34232	0061-07-0047	Sarasota Land Co., Book 19, Page 415
Michael R. and Editha D. Fettig	3664 Radnor Pl., Sarasota, FL 34232	0061-15-0017	Sarasota Land Co., Book 19, Page 415
Steven P. and Linda A. Finehout	2512 South Milmar Dr., Sarasota, FL 34237	2029-15-0034	Tampa Southern RR v. Tankersley, et al. judgment

Amos and Anna S. Fisher	1030 Herndon Pl., Sarasota, FL 34232	0052-12-0018	Clough, Book 19, Page 481
Mark T. and Angela D. Flaherty	3439 Forest Lake Dr., Sarasota, FL 34232	0061-07-0097	Sarasota Land Co., Book 19, Page 415
John W. and Christine L. Fordham	2293 Novus St., Sarasota, FL 34237	2034-03-0083	By Possession
Cosimo A. Fragomeni	3845 Gatewood Dr., Sarasota, FL 34232	0053-03-0034	Burton, Book 23, Page 58
Sharon L. Gallagher, As Trustee of the Sharon L. Gallagher Revocable Trust	2122 Greendale Dr., Sarasota, FL 34232	0060-03-0045	Sarasota Land Co., Book 19, Page 415
Cheryl A. Del Pozzo Gallagher	1712 Springwood Dr., Sarasota, FL 34232	0053-11-0054	Burton, Book 23, Page 58
Michelle Garcia	1539 Ingram Ave., Sarasota, FL 34232	0053-06-0003	Burton, Book 23, Page 58
Donald L. Geary, As Trustee of the Donald L. Geary Revocable Trust	2026 Greendale Dr., Sarasota, FL 34232	0060-03-0048	Sarasota Land Co., Book 19, Page 415
Ann T. Geraghty	3837 Gatewood Dr., Sarasota, FL 34232	0053-06-0046	Burton, Book 23, Page 58
GPG Limited LLC	1551 Ingram Ave., Sarasota, FL 34232	0053-06-0004	Burton, Book 23, Page 58
Roman T. and Carolyn F. Graber, As Trustees of the Roman and Carolyn Graber Revocable Trust	2317 Ingram Ave., Sarasota, FL 34232	0060-06-0072	Sarasota Land Co., Book 19, Page 415
Martin Graber, Trustee in place of Martin Graber	1319 Ingram Ave., Sarasota, FL 34232	0053-04-0005	Burton, Book 23, Page 58
Martin and Carol Frances Graber	1307 Ingram Ave., Sarasota, FL 34232	0053-04-0004	Burton, Book 23, Page 58
Wiliam and Brooke Grames	4834 Harris Ave., Sarasota, FL 34233	0089-01-0055	Honore, Book 23, Page 127
Catherine Teresa Gray	2881 Novus St., Sarasota, FL 34237	0054-04-0007	Fla. Mortgage, Book 10, Page 532
Vincent and Karen Guglielmini	4030 Radnor Pl., Sarasota, FL 34233	0070-02-0019	Honore, Book 23, Page 127
Joshua Carroll Hackney	2869 Novus St., Sarasota, FL 34237	0054-04-0006	Fla. Mortgage, Book 10, Page 532
Renate B. Harkavy	2223 Ingram Ave., Sarasota, FL 34232	0060-06-0068	Sarasota Land Co., Book 19, Page 415
Alvin L. and Michelle L. Harrell, Jr.	2020 Greendale Dr., Sarasota, FL 34232	0060-03-0049	Sarasota Land Co., Book 19, Page 415
Noel K. Harris	4074 Radnor Pl., Sarasota, FL 34233	0070-07-0014	Honore, Book 23, Page 127
Garnett D. and Stephanie S. Hayes	3436 Linden Dr., Sarasota, FL 34232	0061-10-0034	Sarasota Land Co., Book 19, Page 415
Stephen A. Heard	3841 Gatewood Dr., Sarasota, FL 34232	0053-03-0033	Burton, Book 23, Page 58
Joe R. Hembree, As Trustee of the Joe R. Hembree Revocable Trust	2491 Novus St., Sarasota, FL 34237	2034-02-0013	Fla. Mortgage, Book 10, Page 532
Timothy G. and Alisa J. Herring	3421 E. Forest Lake Dr., Sarasota, FL 34232	0061-07-0095	Sarasota Land Co., Book 19, Page 415

Kimberly Dawn Hewitt, As Trustee for the Kimberly Dawn Hewitt Revocable Trust	831 Autumncrest Dr., Sarasota, FL 34232	0052-05-0012	Fla. Mortgage, Book 10, Page 536
Wayne A. and Joyce O. Hibbs, Jr.	3236 Linden Dr., Sarasota, FL 34232	0061-07-0046	Sarasota Land Co., Book 19, Page 415
Angelo and Sarah J. Hoag	4844 Harris Ave., Sarasota, FL 34233	0089-01-0057	Honore, Book 23, Page 127
John A. Hobbs, Jr. and Mark F. Marino	1563 Ingram Ave., Sarasota, FL	0053-06-0005	Burton, Book 23, Page 58
Paul W. Hoerning and Courtney Joachim	446 South Pelican Dr., Sarasota, FL 34237	2029-14-0014	Tampa Southern RR v. Tankersley, et al. judgment
Michael A. and Janel K. Huckleberry	700 Wood Ln., Sarasota, FL 34237	0054-02-0024	Neihardt, Book 10, Page 529
Larry E. Hudspeth	4034 Radnor Pl., Sarasota, FL 34233	0070-02-0018	Honore, Book 23, Page 127
Gary P. Hurst	526 South Pelican Dr. Sarasota, FL 34237	2029-14-0011	Tampa Southern RR v. Tankersley, et al. judgment
Paul K. and Daphne J. Hutchison	2128 Greendale Dr. Sarasota, FL 34232	0060-03-0044	Sarasota Land Co., Book 19, Page 415
Izmirlian Properties LLC	4055 Bee Ridge Rd., Sarasota, FL 34232	0061-15-0010	Sarasota Land Co. Book 19, Page 415
JB Holdings of Sarasota, LLC	735 S. Beneva Rd., Sarasota, FL 34232	0052-04-0001	Fla. Mortgage, Book 10, Page 536
Daniel L. and Kristin Jadush	4460 Golden Lake Dr., Sarasota, FL 34233	0071-08-0026	Honore, Book 23, Page 127
Bob Allen and Lori Ann Jefferson	3740 Teate Dr., Sarasota, FL 34232	0052-05-0009	Fla. Mortgage, Book 10, Page 536
Judy H. Johnson	5250 S. McIntosh Rd., Sarasota, FL 34233	0089-16-0006	Honore, Book 23, Page 127
Linda L. Jones	2322 Greendale Dr., Sarasota, FL 34232	0060-06-0077	Sarasota Land Co., Book 19, Page 415
Deborah Keck	1742 Springwood Dr., Sarasota, FL 34232	0053-11-0052	Burton, Book 23, Page 58
Kenneth J. and Margaret A. Kellner	4372 Meadowland Cir., Sarasota, FL 34233	0070-15-0040	Honore, Book 23, Page 127
Brian J. and Cheryl A. Key	703 Wood Ln., Sarasota, FL 34237	0054-02-0025	Neihardt, Book 10, Page 529
Bonnie A. Klein	2495 Novus St., Sarasota, FL 34237	2034-02-0014	Fla. Mortgage, Book 10, Page 536
Joseph R. Knight	4080 Radnor Pl., Sarasota, FL 34233	0070-07-0013	Honore, Book 23, Page 127
James and Diane Kostan	1829 Ingram Ave., Sarasota, FL 34232	0053-14-0002	Burton, Book 23, Page 58
Myrtle Krause	3716 Radnor Pl., Sarasota, FL 34233	0061-15-0012	Sarasota Land Co., Book 19, Page 415
Michael and Vivian Kravchak	2845 Novus St., Sarasota, FL 34237	0054-04-0004	Fla. Mortgage, Book 10, Page 532
Gerald A. Lagace	1841 Ingram Ave., Sarasota, FL	0053-14-0003	Burton, Book 23, Page 58
Lake Sawyer Two LLC	1722 Springwood Dr., Sarasota, FL 34232	0053-11-0053	Burton, Book 23, Page 58

Jactrace, LLC	1640 Springwood Dr., Sarasota, FL 34232	0053-11-0056	Burton, Book 23, Page 58
Phyllis Rose and Jeffrey Lloyd Lambert	2632 Nancy St., Sarasota, FL 34237	2029-16-0077	Charles Ringling Co., April 30, 1925, Book 42, Page 569
Keith R. and Mary M. Leeseberg	3825 Gatewood Dr. Sarasota, FL 34232	0053-06-0043	Burton, Book 23, Page 58
Lewma Enterprise, Inc.	719 S. Shade Ave., Sarasota, FL 34237; Novus Street Sarasota, FL 34237	2034-02-0001 2034-02-0003	Fla. Mortgage, Book 10, Page 532
Muriel R. Locklear	707 Trotter Avenue, Sarasota, FL 34237	0054-01-0015	Fla. Mortgage, Book 10, Page 536
Saul Alberto Lopez and Liz Janette Martinez-Ramos	3903 Linwood Street Sarasota, FL 34232	0060-03-0052	Sarasota Land Co., Book 19, Page 415
Patrick J. and Lisa A. Loyet	4376 Meadowland Circle Sarasota, FL 34233	0070-15-0037	Honore, Book 23, Page 127
Kassandra Luebke and Elaine Luebke	4830 Harris Ave., Sarasota, FL, 34233	0089-01-0054	Honore, Book 23, Page 127
Douglas P. and Maria A. Luff	1817 Ingram Ave. Sarasota, FL 34232	0053-14-0001	Burton, Book 23, Page 58
Shannon Lugannani and Helen Elena Emegbagha	3512 Alderman St., Sarasota, FL 34237	0054-01-0028	Fla. Mortgage, Book 10, Page 536
Tammy Lynn	3033 Novus Court, Sarasota, FL 34237	0054-03-0016	Neihardt, Book 10, Page 529
Linda Lyon	3314 Linden Dr. Sarasota, FL 34232	0061-07-0042	Sarasota Land Co., Book 19, Page 415
Shirley I. Manfredo	3857 Gatewood Dr. Sarasota, FL 34232	0053-03-0037	Burton, Book 23, Page 58
Cheryl A. Marchand and Candace A. Magiera	1588 Springwood Dr. Sarasota, FL 34232	0053-11-0059	Burton, Book 23, Page 58
Thomas W. Marchese	4450 Golden Lake Drive Sarasota, FL 34233	0071-08-0029	Honore, Book 23, Page 127
Kim A. and Sheila E. Marshall, As Trustees of the Kim A. and Sheila E. Marshall Trust	2107 Ingram Ave., Sarasota, FL 34232	0060-03-0038	Sarasota Land Co., Book 19, Page 415
William Martell, III	3173 Novus Court, Sarasota, FL 34237	0054-03-0003	Neihardt, Book 10, Page 529
Reuben S. and Kathy J. Martin	4378 Meadowland Cir., Sarasota, FL, 34233	0070-15-0036	Honore, Book 23, Page 127
Mast Investments, LLC	2307 Ingram Avenue Sarasota, FL 34232	0060-06-0071	Sarasota Land Co., Book 19, Page 415
Suzanne McDonald	574 South Pelican Drive Sarasota, FL 34237	2029-14-0006	Tampa Southern RR v. Tankersley, et al., judgment
Cameron W. and Carol T. McGough	2833 Novus Street, Sarasota, FL 34237	0054-04-0003	Fla. Mortgage, Book 10, Page 532
Jason J. and Karen McGuire	4374 Meadowland Cir. Sarasota, FL 34233; 4370 Meadowland Cir. Sarasota, FL 34233	0070-15-0038 0070-15-0039	Honore, Book 23, Page 127

Michael McLaughlin	700 Searcy Ave., Sarasota, FL 34237	0054-02-0037	Neihardt, Book 10, Page 529
Robert E. and Michelle S. Messick	3441 East Forest Lakes Drive, Sarasota, FL 34232	0061-07-0098	Sarasota Land Co., Book 19, Page 415
Michael L. Morgan	2772 Greendale Dr. Sarasota, FL 34232	0060-14-0080	Sarasota Land Co., Book 19, Page 415
Julie Morris	2014 Greendale Dr. Sarasota, FL 34232	0060-03-0050	Sarasota Land Co., Book 19, Page 415
Bradley Blum Morrison	2269 Novus Street Sarasota, FL 34237	2034-03-0080	By Possession
Sue Moulton	Theodore Avenue, Sarasota, FL 34233; 4234 Sunniland St., Sarasota, FL 34233	0071-16-0064 0071-16-0061	Honore, Book 23, Page 127
Timothy and Mary Murphy	4460 Meadow Creek Circle Sarasota, FL 34233	0071-02-0007	Honore, Book 23, Page 127
James J. and Suzanne M. Naiman	3833 Gatewood Dr., Sarasota, FL 34232	0053-06-0045	Burton, Book 23, Page 58
James Kirt, Nicholas James, and Christopher Andrew Nalefski	4444 Meadow Creek Cir., Sarasota, FL 34233	0071-07-0027	Honore, Book 23, Page 127
Javier Nieto and Maylen Negrin	3809 Gatewood Dr., Sarasota, FL 34232	0053-06-0039	Burton, Book 23, Page 58
Barbara A. Nikias	3829 Gatewood Dr., Sarasota, FL 34232	0053-06-0044	Burton, Book 23, Page 58
Elmer H. and Lena M. Nolt	1925 Ingram Ave.; 1937 Ingram Avenue Sarasota, FL 34232	0053-14-0006 0053-14-0007	Burton, Book 23, Page 58
Gregory B. Nowak	3484 Linden Dr. Sarasota, FL 34232	0061-10-0030	Sarasota Land Co., Book 19, Page 415
Perry M. and Pamela S. O'Connor	4885 Andrew Ave., Sarasota, FL 34233	0089-01-0070	Honore, Book 23, Page 127
Sueko O'Connor	4807 Andrew Avenue, Sarasota, FL 34233	0089-01-0064	Honore, Book 23, Page 127
Robert N. O'Neill, as Trustee of the Robert N. O'Neill Living Trust and Heather H. Pennington, As Trustee of the Heather H. Pennington Revocable Living Trust	5850 Meriwether Place, Sarasota, FL, 34232	0061-15-0090	Sarasota Land Co., Book 19, Page 415
The Oaks at Woodland Park Homeowners Assoc., Inc.	Sarasota, FL 34232	0052-03-0062	Fla. Mortgage, Book 10, Page 536
Michele and Dorothy Ann Paradiso	4227 Pine Meadow Terrace Sarasota, FL 34233	0070-15-0017	Honore, Book 23, Page 127
Ryan R. Parker	3258 Linden Dr., Sarasota, FL, 34232	0061-07-0044	Sarasota Land Co., Book 19, Page 415
Callie Parsons	3434 Alderman St., Sarasota, FL 34237	0054-01-0016	Fla. Mortgage, Book 10, Page 536
Thomas Pearson	4436 Golden Lake Dr. Sarasota, FL 34233	0071-01-0042	Honore, Book 23, Page 127

Donna M. Perkins	3853 Gatewood Dr., Sarasota, FL 34232	0053-03-0036	Burton, Book 23, Page 58
Todd A. and Carmen Perna	4420 Golden Lake Dr., Sarasota, FL 34233	0071-01-0046	Honore, Book 23, Page 127
Phyllis H. Perruc	1610 Springwood Drive	0053-11-0058	Burton, Book 23, Page 58
Phillippi Pines, LLC	Meriwether Place Sarasosta, FL 34232	0061-15-0096	Sarasota Land Co., Book 19, Page 415
Mindy Piana	1913 Ingram Ave. Sarasota, FL 34232	0053-14-0005	Burton, Book 23, Page 58
Patricia Lynne Pitts-Hamilton	4857 Andrew Ave., Sarasota, FL 34233	0089-01-0069	Honore, Book 23, Page 127
Pro Properties, LLC	5230 McIntosh Rd., Sarasota, FL 34233	0089-16-0005	Honore, Book 23, Page 127
James Procopio	2622 Nancy St., Sarasota, FL 34237	2029-16-0078	Charles Ringling Co., April 30, 1925, Book 42, Page 569
William B. and Debra I. Pruett	1040 Herndon Place Sarasota, FL 34232	0052-12-0023	Clough, Book 19, Page 481
Anthony and Karen Puccio	770 Autumncrest Dr., Sarasota, FL 34232	0052-04-0027	Fla. Mortgage, Book 10, Page 536
Shirley P. Ramsey	2343 Novus Street Sarasota, FL 34237	2034-03-0089	By Possession
Justin M. Reslan	4014 Radnor Place Sarasota, FL 34233	0070-02-0022	Honore, Book 23, Page 127
Allen B. and Mary Ann E. Rieke	4747 Woodward Place Sarasota, FL 34233	0071-16-0072	Honore, Book 23, Page 127
Michael A. Ritchie	4715 Woodward Pl., Sarasota, FL 34233	0071-16-0070	Honore, Book 23, Page 127
Keith E. Rollins and Lisa J. Paxson-Rollins	772 Stonecrest Dr., Sarasota, FL 34232	0052-04-0033	Fla. Mortgage, Book 10, Page 536
Donald and Meredith Jeanne Ruth	1000 Herndon Pl., Sarasota, FL 34232	0052-12-0015	Clough, Book 19, Page 481
David G. Sadler	2494 Milmar Drive Sarasota, FL 34237	2029-15-0043	Tampa Southern RR v. Tankersley, et al., judgment
Lawrence D. and Veronica D. Salzman	1762 Springwood Dr., Sarasota, FL 34232	0053-14-0038	Burton, Book 23 Page, 58
Brian T. Sanborn	766 Stonecrest Dr., Sarasota, FL 34232	0052-04-0032	Fla. Mortgage, Book 10, Page 536
Chad, Grace, and Robert Schaeffer	4450 Meadow Creek Cir., Sarasota, FL 34233	0071-07-0024	Honore, Book 23, Page 127
Marc and Leann Schlabach	3446 Alderman Street, Sarasota, FL 34237	0054-01-0029	Fla. Mortgage, Book 10, Page 536
Barbara Sue Schrock	2007 Ingram Avenue Sarasota, FL 34232	0060-03-0033	Sarasota Land Co., Book 19, Page 415
Leroy and Ruby Schrock	2409 Ingram Ave.; 2417 Ingram Ave.; 2607 Ingram Ave.; Sarasota, FL 34232	0060-11-0058 0060-11-0059 0060-14-0077	Sarasota Land Co., Book 19, Page 415
Ruby Schrock, As Trustee of the Ruby Schrock Revocable Trust	2505 Ingram Ave.; 2513 Ingram Ave.; 2605 Ingram Ave.; Sarasota, FL 34232	0060-11-0063 0060-11-0064 0060-11-0066 0060-14-0075	Sarasota Land Co., Book 19, Page 415

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Sandra Elaine Schrock	2003 Ingram Ave. Sarasota, FL 34232	0060-03-0032	Sarasota Land Co., Book 19, Page 415
Brian N. Seymour	3412 Linden Dr. Sarasota, FL 34231	0061-10-0036	Sarasota Land Co., Book 19, Page 415
Faith H. Simolari, As Trustee of the Philip Simolari Revocable Trust	4041 Sawyer Ct, Sarasota, FL, 34233	0070-07-0039	Honore, Book 23, Page 127
Wilbur O. Smith	3424 Linden Drive Sarasota, FL 34232	0061-10-0035	Sarasota Land Co., Book 19, Page 415
Rickey Smull	2993 Novus Street, Sarasota, FL 34237	0054-04-0017	Fla. Mortgage, Book 10, Page 532
Irvin J. and Cynthia P. Spiegel	2417 Novus Street, Sarasota, FL 34237	2034-02-0004	Fla. Mortgage, Book 10, Page 532
David Stebbins	2500 South Milmar Drive Sarasota, FL 34237	2029-15-0040	Tampa Southern RR v. Tankersley, et al., judgment
Hubert Steenbakkers and Monita A. Whitney	2642 Nancy St., Sarasota, FL34237	2029-16-0076	Charles Ringling Co., April 30, 1925, Book 42, Page 569
Vera Straniere	3212 Linden Dr. Sarasota, FL 34232	0061-07-0048	Sarasota Land Co., Book 19, Page 415
Russell S. Strayer	4813 Andrew Ave., Sarasota, FL 34233	0089-01-0066	Honore, Book 23, Page 127
Jose Sierra Testi-Martinez and Clara A. Myers	1575 Ingram Avenue Sarasota, FL 34232	0053-06-0006	Burton, Book 23, Page 58
Suzanne M. Thornburg	3472 Linden Drive Sarasota, FL 34232	0061-10-0031	Sarasota Land Co., Book 19, Page 415
James H. and Glenda G. Thornton	4276 Proctor Rd., Sarasota, FL 34233	0089-01-0051	Honore, Book 23, Page 127
Vinton and Dianne Trefz, As Trustees of the Trefz Living Trust	1816 Springwood Dr., Sarasota, FL 34232	0053-14-0032	Burton, Book 23, Page 58
Mildred L. Tufford (Kandel)	2207 Ingram Avenue Sarasota, FL 34232	0060-06-0064	Sarasota Land Co., Book 19, Page 415
James J. Tutsock and Mary J. McQueen	1568 Springwood Drive Sarasota, FL 34232	0053-06-0034	Burton, Book 23, Page 58
Patricia E., Richard E., and Jonathan L. Varley	414 South Pelican Drive Sarasota, FL 34237	2029-14-0017	Tampa Southern RR v. Tankersley, et al., judgment
Chad Waites	2321 Ingram Avenue Sarasota, FL 34232	0060-06-0074	Sarasota Land Co., Book 19, Page 415
Lance and Helene Warrick	2756 Greendale Place Sarasota, FL 34232	0060-14-0083	Sarasota Land Co., Book 19, Page 415
Kenneth D. and Susan K. Wells	4448 Meadow Creek Cir. Sarasota, FL 34233	0071-07-0025	Honore, Book 23, Page 127
David A. and Anna I. Ruiz-Welsher	4723 Woodward Place Sarasota, FL 34233	0071-16-0071	Honore, Book 23, Page 127
Paul Wicha	Lot 325 Sarasota Springs Unit 3, Linden Drive, Sarasota, FL 34232	0061-10-0038	Sarasota Land Co., Book 19, Page 415
Brad D. and Patricia T. Wilson	3215 Pony Lane Sarasota, FL 34232	0061-06-0006	Sarasota Land Co., Book 19, Page 415

Robert J. and Maureen C. Wilson	3805 Gatewood Dr. Sarasota, FL 34232	0053-06-0038	Burton, Book 23, Page 58
Theresa A. Wilson	3821 Gatewood Dr. Sarasota, FL 34232	0053-06-0042	Burton, Book 23, Page 58
Frank A. Wolk and Gina M. Bonsall	2762 Nancy St., Sarasota, FL 34237	2029-16-0066	Charles Ringling Co., April 30, 1925, Book 42, Page 569
Zbigniew and Wislawa Wrobel	4432 Golden Lake Dr. Sarasota, FL 34233	0071-01-0043	Honore, Book 23, Page 127
Jennifer Yager	3817 Gatewood Drive, Sarasota, FL 34232	0053-06-0041	Burton, Book 23, Page 58
Linda A. Yarbrough	3702 Radnor Place Sarasota, FL 34232	0061-15-0016	Sarasota Land Co., Book 19, Page 415
Travis Marc and Elizabeth Marie Yoder	1901 Ingram Avenue Sarasota, FL 34232	0053-14-0004	Burton, Book 23, Page 58
Jonathan R. and C. Joy Yutzy, as Trustees of the Jonathan r. Yutzy and C. Joy Yutzy Revocable Living Trust	2521 Ingram Ave., Sarasota, FL 34232	0060-11-0065	Sarasota Land Co., Book 19, Page 415
Betty Lou Yutzy, As Trustee of the Betty Lou Yutzy Trust	1201 Ingram Ave., Sarasota, FL 34232	0053-04-0001	Burton, Book 23, Page 58
Stephen and Margaret Zawacki	4115 Pine Meadow Ter., Sarasota, FL 34233	0070-10-0037	Honore, Book 23, Page 127
Orvie W. and Marie M. Zimmerman and Emery and Mary Ellen Yoder	Lot 9 Bahia Vista Heights, Ingram Ave., Sarasota FL 34232	0053-04-0009	Burton, Book 23, Page 58
Timothy J. and Dana Zizak	4001 Tern St., Sarasota, FL 34232	0061-07-0050	Sarasota Land Co., Book 19, Page 415

The parties also stipulate that the relevant source conveyances to the railroad identified in the above chart are associated with the following Bates Stamp ranges:

Instrument	Bates Range
Sarasota Land Co., Book 19, Page 415	US_0008546
Honore, Book 23, Page 127	4023Sawyer000024-26
Burton, Book 23, Page 58	4023Sawyer000173-74
Clough, Book 19, Page 481	4023Sawyer000388-89
Tampa Southern RR v. Tankersley, et al. judgment	US_0000013-15
Fla. Mortgage, Book 10, Page 536	US_0000070-74
Fla. Mortgage, Book 10, Page 532	US_0008526-28
Neihardt, Book 10, Page 529	US_0008520-21
O.H. Pendley	US_0008576-81
Charles Ringling Co., Book 42, Page 569	US_0008567-69

Respectfully submitted,

TRUE NORTH LAW, LLC

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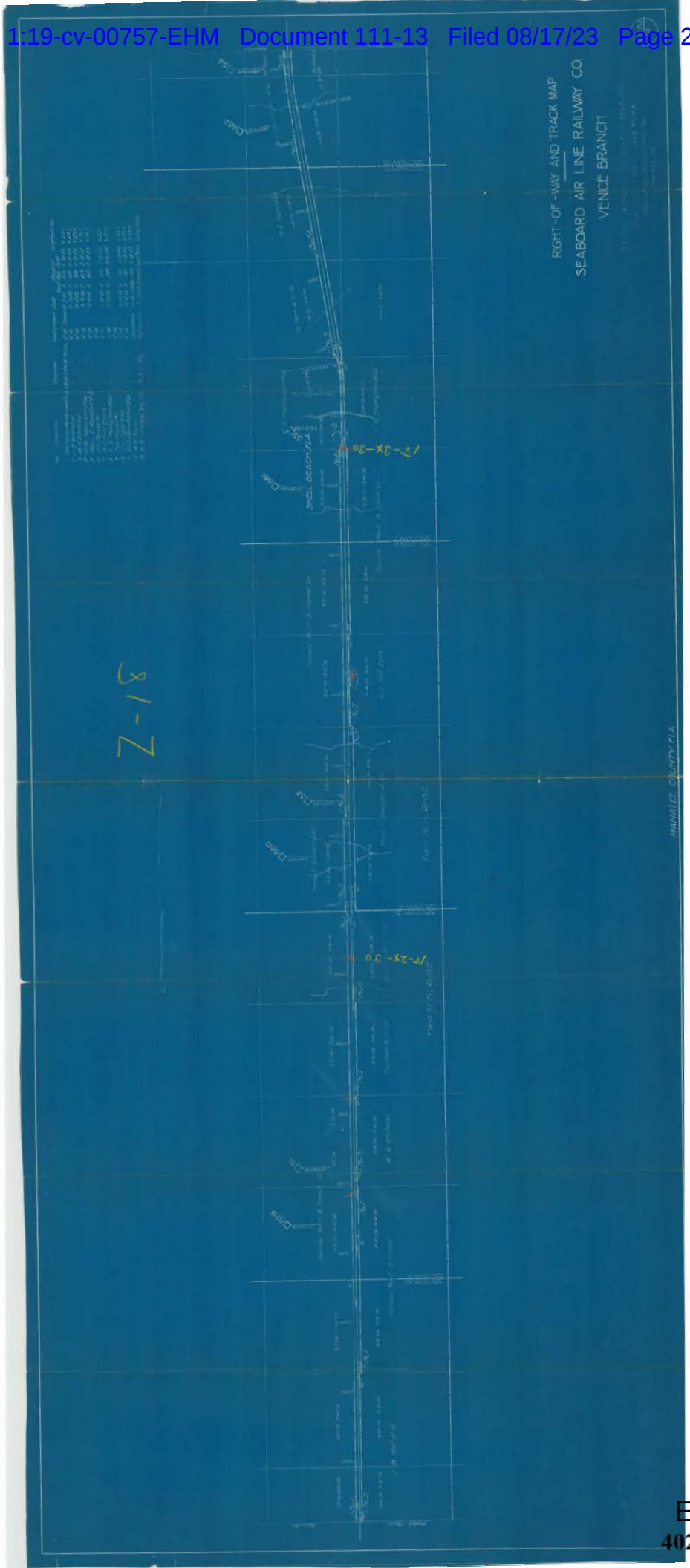
Attorneys for the United States

EXHIBIT 6


RIGHT-OF-WAY AND TRACK MAP
SEABOARD AIR LINE RAILWAY CO.
VENICE BRANCH
MANATEE COUNTY, FLA.
17-33-20
17-32-20
Z-18

4023SAWYER000002

EXHIBIT 6

4023SAWYER000003

EXHIBIT 6

4023SAWYER000004

EXHIBIT 6

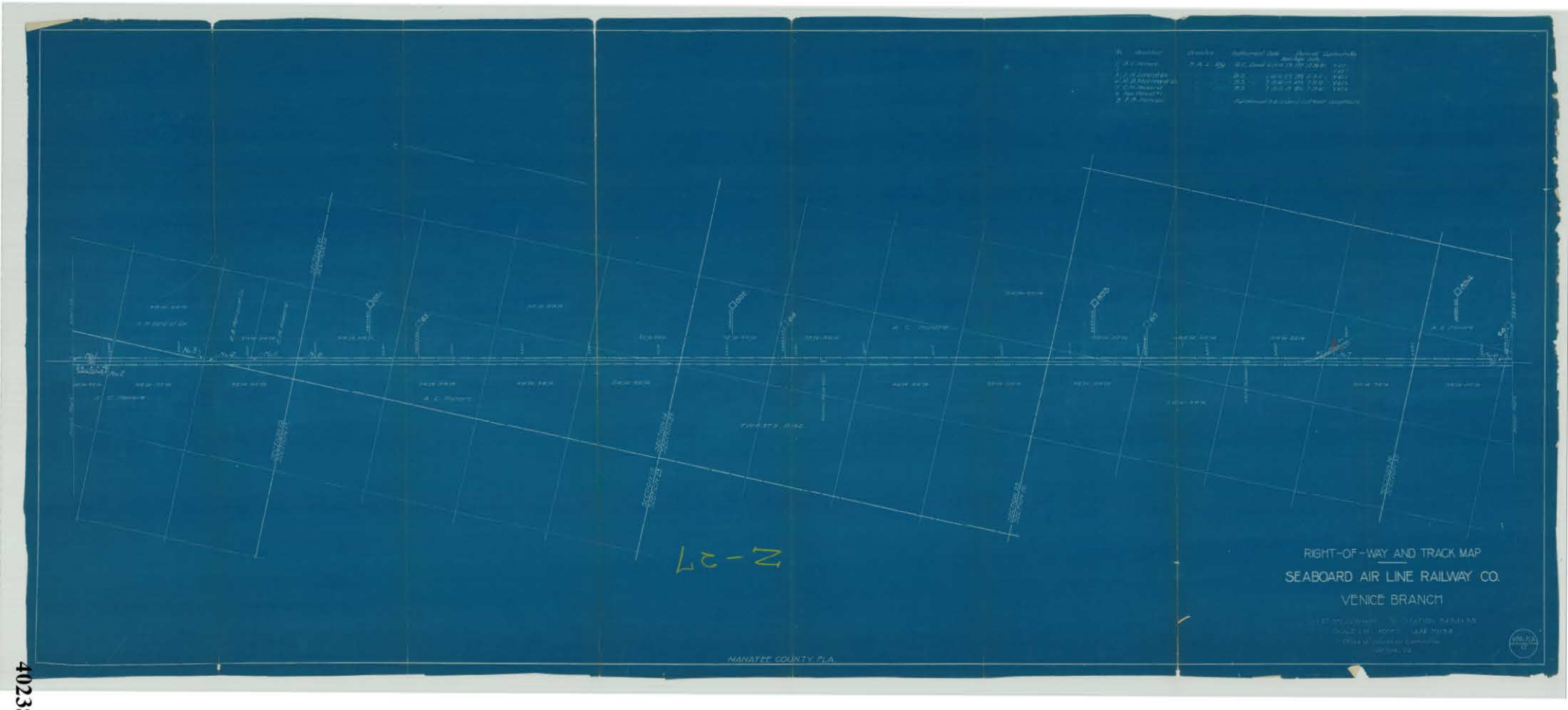


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EXHIBIT 6

4023SAWYER0000006

EXHIBIT 6

4023SAWYER000007

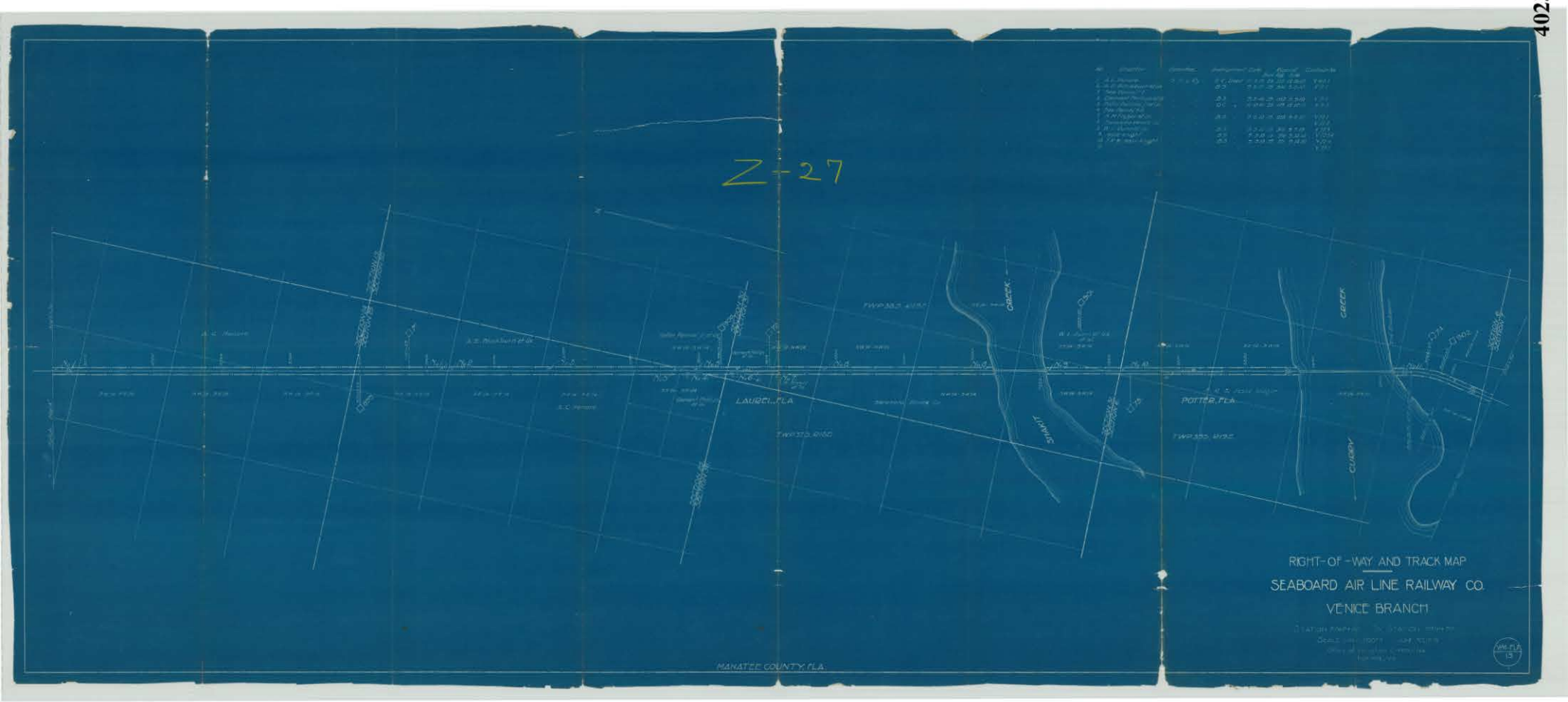

EXHIBIT 6

4023SAWYER000008

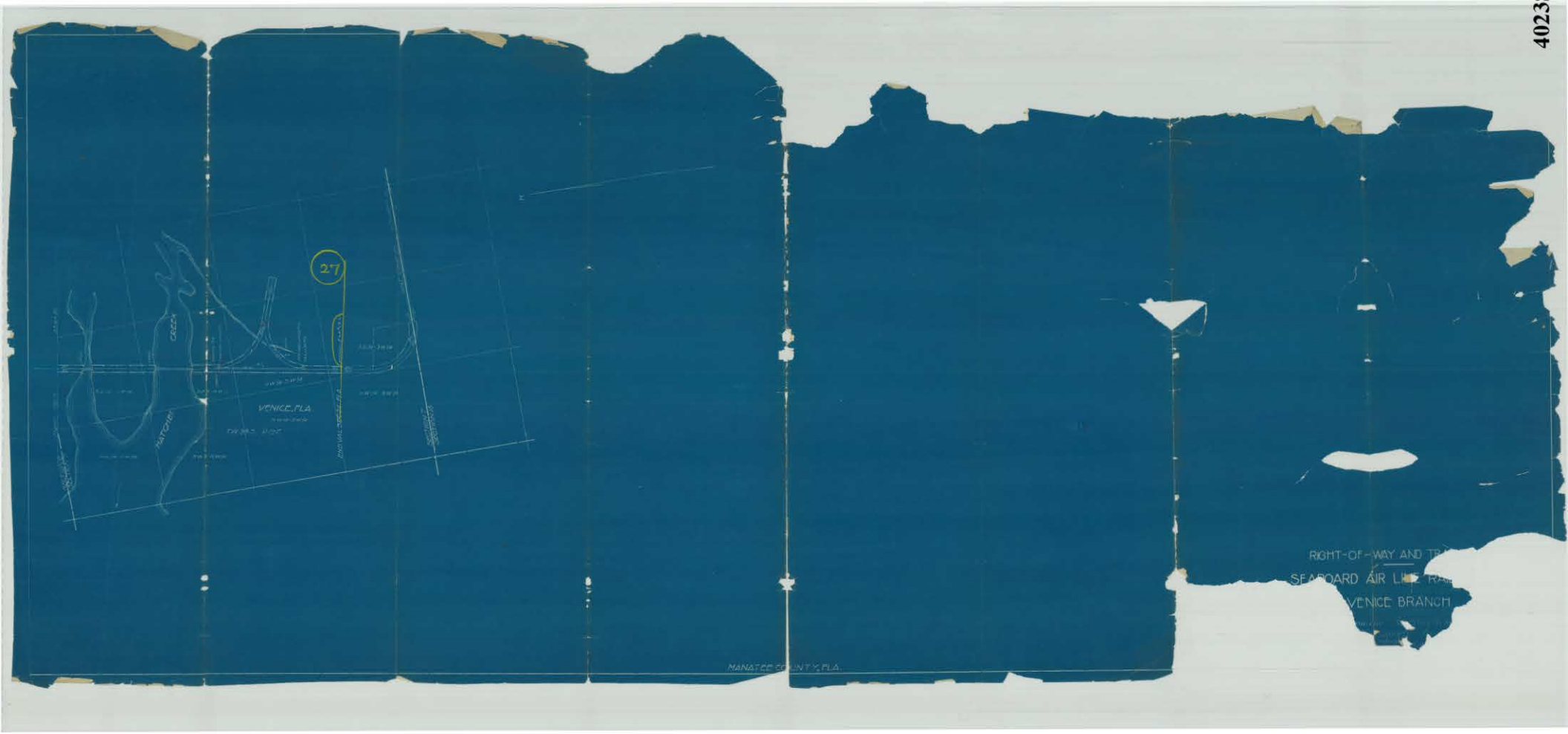

EXHIBIT 6

EXHIBIT 7

#1225-T

Pefs EXHIBIT NO. 1

Tampa Sou. R.R. Co

VS.

Bonnie K. Tankersley et al

FILED IN EVIDENCE

March-15 1926

EDWIN R. WILLIAMS, CLERK

EXHIBIT 7

STATE OF FLORIDA)
: SS
Office Secretary of State)

I, H. CLAY CRAWFORD, Secretary of State of the State of Florida, do hereby certify that the attached is a true copy of a portion of the plat filed in this office showing the location of the Tampa Southern Railroad through Sarasota County in Sections 20, 21, 22, 25, 26 and 27.

GIVEN under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the eighteenth day of January, A. D. 1926.

Secretary of State.

United States District Court

Southern District of Florida.

Tampa Southern Railroad Co.

-vs-

Bonnie K. Tankersley et al.

PRAECIPE FOR WITNESS SUBPOENAE.

FILED

MAR 9 1926

Edwin P. Williams CLERK

Ada E. Warren DEPUTY CLERK

UNITED STATES DISTRICT COURT IN AND FOR THE SOUTHERN DISTRICT OF FLORIDA.

Tampa Southern Railroad Company,	*	
	*	
-versus-	*	CONDEMNATION.
	*	
Bonnie K. Tankersley and	*	
	*	
Mattie V. Davies.	*	
	*	

The Clerk of the Above styled Court will please issue witness subpoenae to the following named witnesses, to testify in behalf of the defendants returnable March 15th, at ten O'clock A.M. in the forenoon.

E.J. Bacon	Sarasota, Fla.
Sam Tomlin	" "
E. A. Smith	" "
J. M. Clark	" "
J.H. Tucker	" "
Louis Lancaster	" "
W.B. Phillips	" "

John B. Sargeant

Attorney for Defendants.

No. 1225-T

United States District Court

SOUTHERN DISTRICT OF FLORIDA

TAMPA SOUTHERN RR COMPANY

vs.

BONNIE K. TANKERSLEY, ET AL.

GOVERNMENT PRINTING OFFICE

JUDGEMENT.

FILED

MAR 18 1926

Edwin R. Williams
CLERK

BY Ila E. Warren
DEPUTY CLERK

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE SOUTHERN DISTRICT OF FLORIDA.

TAMPA SOUTHERN RAILROAD COMPANY, a corporation,

vs.

CONDEMNATION

BONNIE K. TANKERSLEY and MATTIE V. DAVIES

The above entitled cause coming on to be heard upon the verdict of the jury, which verdict is in words and figures following, to-wit:-

We, the jury, duly impaneled and sworn in accordance with law to try what compensation shall be paid to the defendants for the property sought to be appropriated in this cause, irrespective of any benefit from any improvement proposed by the petitioner, do find:-

1. That the property sought to be condemned is described as follows:-

All that certain piece, parcel or strip of land situate, lying and being in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 20, Township 36, South of Range 18 East, Sarasota County, Florida, particularly described as follows:

BEGINNING at an iron monument reputed to be in the east line of the Southwest Quarter of Southeast Quarter of said Section 20, said iron monument being 100 feet north of the center line of the main line track of the S.A.L.Railway; thence westerly parallel to the center line of the main line track of the S.A.L. Railway and 100 feet therefrom, 1519.6 feet to a point of curve; thence in a general northwestwardly direction (from the preceding course as a tangent) on a curved line to the right having a radius of 930.37 feet, a distance of 1460.7 feet to a point of tangent; (said point of tangent being distant 225 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence northwardly tangent to said curved line 305 feet more or less, to an iron monument reputed to be in the south line of the Northeast Quarter of Southwest Quarter of said Section 20; said monument being 225 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence Westwardly along the south line of the Northeast Quarter of Southwest Quarter of said Section 20, a distance of 175 feet to a point in the east line of land conveyed by J. C. Bishop to the Tampa Southern Railroad Company

EXHIBIT 7

by deed dated June 2nd, 1923, recorded July 6th, 1923, in Deed Book 11, page 359, records of Sarasota County, Florida; thence southwardly along said east line 460 feet to an iron monument distant 50 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence southeastwardly on a curved line to the left concentric with the second course herein described and 200 feet therefrom, as measured radially, 1030 feet, more or less, to an iron monument; said monument being 50 feet north of the center line of the main line track of the S.A.L. Railway; thence eastwardly parallel to the center line of the main line track of the S.A.L. Railway and fifty (50) feet therefrom 2069.6 feet to the east line of the Southwest Quarter of Southeast Quarter of said Section 20; thence northwardly along said east line 50 feet to the point of beginning; containing 8.98 acres, more or less.

2. That the compensation made therefor shall be the sum of # 61,500⁰⁰ Dollars, together with the further sum of 5000⁰⁰ Dollars as a reasonable attorney's fee for the defendant's attorneys in this cause.

3. That the amount of said compensation shall be paid to Bonnie K. Tankersley and Mattie V. Davies, in equal portions.

DATED THIS 18 TH DAY OF MARCH, A.D., 1926.
SO SAY WE ALL.

W. L. Overstreet
F O R E M A N.

It is considered by the Court that the property therein described be appropriated by the Tampa Southern Railroad Company for use as a right of way for said Railroad Company, upon the petitioner paying, or securing by deposit of money, the sum of Sixty-one Thousand, Five Hundred Dollars, the compensation found by the verdict of said jury in favor of the owners, and in addition thereto, paying or securing by deposit of money in the registry of court, the sum of Five Thousand Dollars, which is determined by the jury to be a reasonable attorney's fee for the defendants in this proceeding, also the costs of this proceeding, to be taxed by the Clerk of this Court.

DONE AND ORDERED THIS 18th DAY OF MARCH, A.D., 1926.

L. A. Jones
J U D G E.

EXHIBIT 7

13407

(POSTMARK OF)

Receipt for Registered Article No. _____

Registered at the Post Office indicated in Postmark.

Fee paid _____ *cents* *Class postage* _____

Accepting employee will place his *initials* in spaces applicable below, to indicate indorsement, etc.

Delivery restricted to addressee { in person _____ or order _____ } Return receipt demanded _____ Spl. Del'y _____

POSTMASTER, per _____ (MAILING OFFICE)

Complete record of registered mail is kept at the post office, but the sender should write the name of the addressee on back hereof as an identification. Preserve and submit this receipt in case of inquiry, or application for indemnity.

Registry Fees and Indemnity.—Domestic letters and sealed parcels indemnified for $50 or less, 10 cents; for over $50 and not in excess of $100, 20 cents; domestic second-class, not indemnified, 10 cents; domestic third-class, indemnified up to $25, 10 cents; articles addressed to foreign countries, regardless of class or indemnity, 10 cents. Claims must be filed with postmasters within one year from date of mailing.

Form 3806 c 5—6852

13408

(POSTMARK OF)

Receipt for Registered Article No. _____

Registered at the Post Office indicated in Postmark.

Fee paid _____ *cents* *Class postage* _____

Accepting employee will place his *initials* in spaces applicable below, to indicate indorsement, etc.

Delivery restricted to addressee { in person _____ or order _____ } Return receipt demanded _____ Spl. Del'y _____

POSTMASTER, per _____ (MAILING OFFICE)

Complete record of registered mail is kept at the post office, but the sender should write the name of the addressee on back hereof as an identification. Preserve and submit this receipt in case of inquiry, or application for indemnity.

Registry Fees and Indemnity.—Domestic letters and sealed parcels indemnified for $50 or less, 10 cents; for over $50 and not in excess of $100, 20 cents; domestic second-class, not indemnified, 10 cents; domestic third-class, indemnified up to $25, 10 cents; articles addressed to foreign countries, regardless of class or indemnity, 10 cents. Claims must be filed with postmasters within one year from date of mailing.

Form 3806 c 5—6852

(POSTMARK OF)

or Registered Article No. 12864

red at the Post Office indicated in Postmark.

_____ *cents* *Class postage* _____

ng employee will place his *initials* in spaces e below, to indicate indorsement, etc.

{ in person _____ or order _____ } Return receipt demanded _____ Spl. Del'y _____

'MASTER, per _____ (MAILING OFFICE)

ord of registered mail is kept at the post office, but the sender should write the name e on back hereof as an identification. Preserve and submit this receipt in case of ation for indemnity.

nd Indemnity.—Domestic letters and sealed parcels indemnified for $50 or less, $50 and not in excess of $100, 20 cents; domestic second-class, not indemnified, hird-class indemnified up to $25, 10 cents; articles addressed to foreign countries, r indemnity, 10 cents. Claims must be filed with postmasters within one year

c 5—6852

12865

(POSTMARK OF)

eipt for Registered Article No. _____

tegistered at the Post Office indicated in Postmark.

paid _____ *cents* *Class postage* _____

ccepting employee will place his *initials* in spaces licable below, to indicate indorsement, etc.

very icted dressee { in person _____ or order _____ } Return receipt demanded _____ Spl. Del'y _____

POSTMASTER, per _____ (MAILING OFFICE)

plete record of registered mail is kept at the post office, but the sender should write the name addressee on back hereof as an identification. Preserve and submit this receipt in case of y, or application for indemnity.

istry Fees and Indemnity.—Domestic letters and sealed parcels indemnified for $50 or less, ts; for over $50 and not in excess of $100, 20 cents; domestic second-class, not indemnified, s; domestic third-class, indemnified up to $25, 10 cents; articles addressed to foreign countries, less of class or indemnity, 10 cents. Claims must be filed with postmasters within one year ate of mailing.

3806 c 5—6852

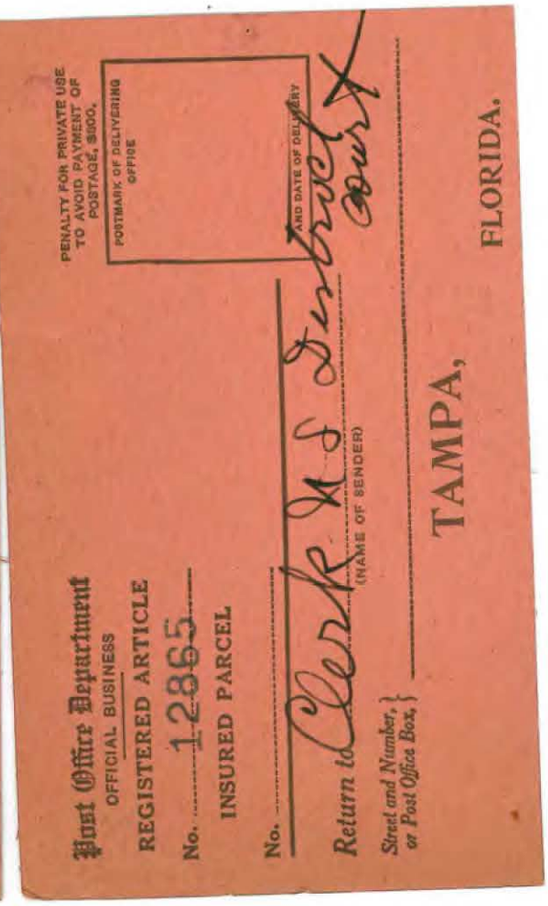

EXHIBIT 7

US_0000016

RETURN RECEIPT.

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

(Signature or name of addressee.)

(Signature of addressee's agent.)

Date of delivery, ____, 192

Form 3811

RETURN RECEIPT.

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

(Signature or name of addressee.)

(Signature of addressee's agent.)

Date of delivery, 9-19, 192 5

Form 3811

RETURN RECEIPT.

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

(Signature or name of addressee.)

(Signature of addressee's agent.)

Date of delivery, ____, 192

Form 3811

FILED
SEP 17 1925
Edwin R. Williams
CLERK
BY ____ DEPUTY CLERK

FILED
SEP 17 1925
Edwin R. Williams
CLERK
BY ____ DEPUTY CLERK

FILED
SEP 15 1925
Edwin R. Williams
CLERK
BY ____ DEPUTY CLERK

FILED
SEP 17 1925
Edwin R. Williams
CLERK
BY ____ DEPUTY CLERK

US_00000017

EXHIBIT 7

IF NOT DELIVERED IN FIVE DAYS, RETURN TO
UNITED STATES DISTRICT COURT
CLERK'S OFFICE
TAMPA, FLORIDA

12864

REGISTERED

DEPARTMENT OF JUSTICE.
OFFICIAL BUSINESS.
PENALTY FOR PRIVATE USE, $300.

Bonnie K. Tankersley,
Goldboro, North Carolina.

19408

Registered
Return Receipt requested

IF NOT DELIVERED IN FIVE DAYS, RETURN TO
UNITED STATES DISTRICT COURT
CLERK'S OFFICE
TAMPA, FLORIDA

12865

REGISTERED

DEPARTMENT OF JUSTICE.
OFFICIAL BUSINESS.
PENALTY FOR PRIVATE USE, $300.

Mattie V. Davies,
Goldboro, North Carolina.

REGISTERED
RETURN RECEIPT REQUESTED.

19526

US_0000018

EXHIBIT 7

United States District Court,

SOUTHERN DISTRICT OF FLORIDA.

The President of the United States,

To W. B. Phillips, Sarasota, Fla.

Greeting:

We Command You, *That all and singular, the business and excuses being laid aside, you and each of you appear and attend forthwith before the District Court of the United States of America, for the Southern District of Florida, at a term of said Court to be held at* Tampa, Florida, *in and for the Southern District of Florida, on the* 16th *day of* March, *192*6, *at 9.30 o'clock in the forenoon, to testify and give evidence before said Court in the case of* Tampa Southern Railroad Company, *Pltff. versus* Bonnie M. Tankersley and Hattie V. Davies, *Defdt., on the part of the Plaintiff—Defendant, to whom you must look for fees. And this you, or any of you, are not to omit, under the penalty upon you and everyone of you, of what may therein befall.*

Witness, *The Honorable RHYDON M. CALL, Judge of the said Court of the United States, and the seal of this Court, at the City of* Tampa *in the Southern District of Florida, this* 6th *day of* March, *in the year of our Lord 192*6

John B. Singleton
Attorney for Plff.—Defdt.

Kevin H. Williams
Clerk U. S. District Court.

This to the U. S. Marshal to execute.

By Ada E. Warren
Deputy Clerk.

United States District Court,

SOUTHERN DISTRICT OF FLORIDA.

The President of the United States,

To A.B. Albritton, % Ringling Interests, Sarasota, Florida. **Greeting:**

We Command You, *That all and singular, the business and excuses being laid aside, you and each of you appear and attend forthwith before the District Court of the United States of America, for the Southern District of Florida, at a term of said Court to be held at* Tampa, Florida. *, in and for the Southern District of Florida, on the* 15th *day of* March *, 1926 , at 9.30 o'clock in the forenoon, to testify and give evidence before said Court in the case of* Tampa Southern Railroad Company, *Pltff. versus* Bonnie K. Tankersley & Mattie V. Davies, *, Defdt., on the part of the Plaintiff—Defendant, to whom you must look for fees. And this you, or any of you, are not to omit, under the penalty upon you and everyone of you, of what may therein befall.*

Witness, *The Honorable* Jake Jones *RHYDON M. CALL, Judge of the said Court of the United States, and the seal of this Court, at the City of* Tampa *in the Southern District of Florida, this* 8th *day of* March *, in the year of our Lord 1926*

KELLY SUTTON & SHAW.
Attorney for Plf.—Defdt.

Edwin R. Williams
Clerk U. S. District Court.

This to the U. S. Marshal to execute.

By Ada E. Warren
Deputy Clerk.

United States District Court,

SOUTHERN DISTRICT OF FLORIDA.

The President of the United States,

To J. M. Clark, Sarasota, Fla. Gone **Greeting:**

We Command You, *That all and singular, the business and excuses being laid aside, you and each of you appear and attend forthwith before the District Court of the United States of America, for the Southern District of Florida, at a term of said Court to be held at , in and for the Southern District of Florida, on the day of , 192 , at 9.30 o'clock in the forenoon, to testify and give evidence before said Court in the case of , Pltff. versus , Defdt., on the part of the Plaintiff—Defendant, to whom you must look for fees. And this you, or any of you, are not to omit, under the penalty upon you and everyone of you, of what may therein befall.*

Witness, *The Honorable RHYDON M. CALL, Judge of the said Court of the United States, and the seal of this Court, at the City of in the Southern District of Florida, this day of , in the year of our Lord 192*

Attorney for Plf.—Defdt.

Clerk U. S. District Court.

This to the U. S. Marshal to execute.

By Ada E. Warren
Deputy Clerk.

United States District Court,

SOUTHERN DISTRICT OF FLORIDA.

The President of the United States,

To J.H.Lord,Sarasota,Fla.; R.K.Thompson,% Palmer Trust Corp.Sarasota, Fla.; Louis Lancaster and A.B.Albritton % Ringling Interests, Sarasota,Florida. **Greeting:**

We Command You, *That all and singular, the business and excuses being laid aside, you and each of you appear and attend forthwith before the District Court of the United States of America, for the Southern District of Florida, at a term of said Court to be held at* Tampa,Florida., *in and for the Southern District of Florida, on the* 15th *day of* March, 1926, *at 9.30 o'clock in the forenoon, to testify and give evidence before said Court in the case of* Tampa Southern Railroad Company, *Pltff. versus* Bonnie K. Tankersley & Mattie V. Davies, *Defdt., on the part of the Plaintiff ~~Defendant~~, to whom you must look for fees. And this you, or any of you, are not to omit, under the penalty upon you and everyone of you, of what may therein befall.*

Witness, *The Honorable* Lake Jones, *Judge of the said Court of the United States, and the seal of this Court, at the City of* Tampa *in the Southern District of Florida, this* 8th *day of* March, *in the year of our Lord 192*6

KELLY SUTTON & SHAW.
Attorney for Plff.—~~Deft~~

Edwin R. Williams
Clerk U. S. District Court.

This to the U. S. Marshal to execute.

By Ola E. Warren
Deputy Clerk.

United States District Court,

SOUTHERN DISTRICT OF FLORIDA.

The President of the United States,

To E.J. Bacon; Sam Tomlin; E.A. Smith; J.M. Clark; J.H. Tucker Sarasota,Florida. **Greeting:**

We Command You, *That all and singular, the business and excuses being laid aside, you and each of you appear and attend forthwith before the District Court of the United States of America, for the Southern District of Florida, at a term of said Court to be held at* Tampa, Florida, *in and for the Southern District of Florida, on the* 15th *day of* March, *192* 6, *at 9.30 o'clock in the forenoon, to testify and give evidence before said Court in the case of* Tampa Southern Railroad Company, *Pltff. versus* Bonnie K. Tankersley and Mattie V. Davies, *Defdt., on the part of the ~~Plaintiff~~ Defendant, to whom you must look for fees. And this you, or any of you, are not to omit, under the penalty upon you and everyone of you, of what may therein befall.*

Witness, *The Honorable* Lake Jones, *Judge of the said Court of the United States, and the seal of this Court, at the City of* Tampa *in the Southern District of Florida, this* ~~9th~~ *day of* March- *in the year of our Lord 192* 6

John B. Singletary
Attorney for ~~Plff~~ Defdt.

Edwin R. Williams
Clerk U. S. District Court.

This to the U. S. Marshal to execute.

By Ola E. Warren
Deputy Clerk.

EXHIBIT 7

US_00000023

1225-T

United States District Court
Southern District of Florida.

Tampa Southern R.R. Co.

-vs-

Bonnie K. Tankersley et al.

WITNESS SUBPOENAE.

RECEIVED MAR 9 1926 MARSHAL'S OFFICE TAMPA, FLA. 267-4-

FILED
MAR 19 1926
Edwin P. Williams CLERK
Alice E. Mayer DEPUTY CLERK

Received this Writ at Tampa, Flo. March 9,1926 and executed the same at Sarasota Flo. on the 10th. day of March 1926 by delivering a true copy hereof to E. J. Bacon and E. H. Smith in person and further executed this writ at Sarasota, Flo. on the 12th. day of March 1926, by delivering a true copy hereof to Sam Tomlin and J. H. Tucker in person. and after diligent search am unable to locate the within named J. M. Clark.

B. E. Dyson, U. S. Marshal

By Harry Peter Deputy

Received this Writ at Tampa, Flo. Mar. 8,1926 and executed the same at Sarasota, Flo. on the 10 day of Mar 1926, by delivering a true copy hereof to R. K. Thompson, and further executed this writ at Sarasota on the 12th. day of March 1926, by delivering a true copy hereof ot J. H. Lord and Louis Lancaster in person, and after diligent search am unable to locate the within named A. B. Albritton.

B. E. Dyson, U. S. Marshal

By Harry Peter Deputy

1225-T

United States District Court
Southern District of Florida.

Tampa Southern Ry. Co.

-vs-

Bonnie K. Tankersley et al.

WITNESS SUBPOENA.

RECEIVED MAR 8 1926 MARSHAL'S OFFICE TAMPA, FLA. 259-4-

FILED
MAR 19 1926
Edwin P. Williams CLERK
Alice E. Mayer DEPUTY CLERK

EXHIBIT 7

United States District Court,

SOUTHERN DISTRICT OF FLORIDA.

The President of the United States,

To George W. Blackburn of Sarasota, Fla

Greeting:

We Command You, *That all and singular, the business and excuses being laid aside, you and each of you appear and attend forthwith before the District Court of the United States of America, for the Southern District of Florida, at a term of said Court to be held at* Tampa, Fla., *in and for the Southern District of Florida, on the* 15th *day of* March, *192* 6, *at 9.30 o'clock in the forenoon, to testify and give evidence before said Court in the case of* Tampa Southern Railroad Company, *Pltff. versus* Bonnie K. Tankersley et al, *Defdt., on the part of the Plaintiff—Defendant, to whom you must look for fees. And this you, or any of you, are not to omit, under the penalty upon you and everyone of you, of what may therein befall.*

Witness, *The Honorable* ~~RHYDON M. CALL~~ Lake Jones *Judge of the said Court of the United States, and the seal of this Court, at the City of* Tampa *in the Southern District of Florida, this* 15th *day of* March, *in the year of our Lord 192* 6

John B. Singletary
Attorney for Plff.—Defdt.

Edwin R. Williams
Clerk U. S. District Court.

This to the U. S. Marshal to execute.

By Ola E. Warren
Deputy Clerk.

United States District Court,

SOUTHERN DISTRICT OF FLORIDA.

3/15/26 V Not found

The President of the United States,

To Louis Lancaster, and W.B. Phillips, Sarasota, Fla

Greeting:

We Command You, *That all and singular, the business and excuses being laid aside, you and each of you appear and attend forthwith before the District Court of the United States of America, for the Southern District of Florida, at a term of said Court to be held at* Tampa, Florida, *in and for the Southern District of Florida, on the* 15th *day of* March, *192*6, *at 9.30 o'clock in the forenoon, to testify and give evidence before said Court in the case of* Tampa Southern Railroad Company, *Pltff. versus* Bonnie K. Tankersley and Mattie V. Davies, *Defdt., on the part of the Plaintiff—Defendant, to whom you must look for fees. And this you, or any of you, are not to omit, under the penalty upon you and everyone of you, of what may therein befall.*

Witness, *The Honorable* ~~RHYDON M. CALL~~ Lake Jones *Judge of the said Court of the United States, and the seal of this Court, at the City of* Tampa *in the Southern District of Florida, this* 9th *day of* March, *in the year of our Lord 192* 6

John B. Singletary
Attorney for Plff.—Defdt.

Edwin R. Williams
Clerk U. S. District Court.

This to the U. S. Marshal to execute.

By Ola E Warren
Deputy Clerk.

EXHIBIT 7

Received this writ at Tampa, Flo. March 9,1926 and executed the same at Sarasota, Flo. on the 12th. day of March 1926, by delivering a true copy hereof to Louis Lancaster in person, and after diligent search am unable to locate the within named W. B. Phillips.

B. E. Dyson, U. S. Marshal

By Harry Peter Deputy

Received this writ March 15, 1926 at Tampa, Fla. and executed the same by delivering a true copy hereof to the within named George W. Blackburn, at Tampa, Fla. March 15, 1926.

B.E. Dyson U.S. Marshal.

By J.A.Law. Deputy.

United States District Court

Southern District of Florida.

Tampa Southern Railroad Co.

-vs-

Bonnie K. Tankersley etal

WITNESS SUBPOENA.

RECEIVED MAR 15 1926 267-4 TAMPA, FLA.

FILED MAR 16 1926 Edwin R. Williams CLERK Ala E. Warren DEPUTY CLERK

FILED MAR 17 1926 Edwin R. Williams CLERK By Alice E. Warren DEPUTY CLERK

RECEIVED U. S. MARSHAL'S OFFICE MAR 9 1926 TAMPA, FLA. 267-4

WITNESS SUBPOENA.

Tampa Southern R.R. Company,

-vs-

Bonnie K. Tankersley et al

United States District Court

Southern District of Florida.

1236-T

EXHIBIT 7

Form No. 23

Tampa, Fla. April 15, 1926., 192

United States of America
Sou District of Florida. } ss:

Tampa Southern R.R. Co.,

TO THE UNITED STATES, DR.,

FOR SERVICES OF THE UNITED STATES MARSHAL IN THE CASE OF

Tampa Southern R.R. Co. vs. Bonnie K. Tankersley. et al

MARSHAL'S ..... DOCKET No.	DATE OF WRIT 19	NATURE OF FEES AND EXPENSES CHARGED	MARSHAL'S FEES AND EXPENSES	
	March	To fees and expenses of serving		
		writs for Defendants.	25	38

GOVERNMENT PRINTING OFFICE 7—162

EXHIBIT 7 US_0000026

1225-T

U. S. Dist. Court
So. Dist. Fla.

Tampa So. R. R. Co.

vs

Jamieson et al

Request to assess
Defendants costs

FILED

APR-14-1926

Edwin R. Williams
CLERK

BY Juliana A. Bolles
DEPUTY CLERK

Frank Reed
Jno B. Sweetland
Marion B. Jennings
} Sol for Defendants

U. S. A. Dist Court
Sou. Dist of Fla.

Tampa S. & R.R. Co.
vs
Bonnie K. Tankersley et al } Condemnation

To The Honorable Clerk of said Court=

Please assess defendants costs in the above styled cause as follows to wit:

Clerks costs		5.00
U.S. Marshal		25.38
Witnesses- from Sarasota, Sarasota County Fla	J. H. Tucker 4 days @ 1.50 per day 56 miles @ 10¢ per mile	6.60
		= 11.60
	C. H. Phillips - Do.	= 11.60
	E. J. Bacon Do-	= 11.60
	R. R. Tomlin Do	= 11.60
	Louis Lancaster Do	= 11.60
	E. A. Smith Do	= 11.60
	Geo W. Blackburn Do	= 11.60
	Total	$111.58

11.60 / 81.20 / 30.38 / 111.58

And oblige -

Frank Reed
Jno B. Stegeltary.
Marion B. Jennings
Counsel for Defendants

In United States District Court
Southern Dist of Fla.

Tampa Southern Railroad Co.
vs
Tankersley - et al

Praecipe for Witness Subpoena -

The Clerk of this Honorable Court will please issue Subpoena in the above entitled cause addressed to George W. Blackburn of Sarasota in Sarasota County, Florida, as a material witness on behalf of defendants, commanding said witness to appear before the Court instanter & oblige.

Frank Reed
Jno B. Swigeltary
Attys for defendants

EXHIBIT 7

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE SOUTHERN DISTRICT OF FLORIDA.

TAMPA SOUTHERN RAILROAD COMPANY, a corporation,

vs.

BONNIE K. TANKERSLEY AND MATTIE V. DAVIES

CONDEMNATION.

NOTICE IS HEREBY GIVEN TO BONNIE K. TANKERSLEY AND MATTIE V. DAVIES, and all other persons interested in or claiming a lien upon or any interest in the property hereinafter described, in Sarasota County, Florida, to-wit:-

All that certain piece, parcel or strip of land situate, lying and being in the Southwest quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 20, Township 36, South of Range 18 East, Sarasota County, Florida, particularly described as follows, to-wit:-

BEGINNING at an iron monument reputed to be in the east line of the Southwest Quarter of Southeast Quarter of said Section 20, said iron monument being 100 feet north of the center line of the main line track of the S.A.L. Railway; thence westerly parallel to the center line of the main line track of the S.A.L. Railway, and 100 feet thereform 1519.6 feet to a point of curve; thence in a general northwesterly direction(from the preceding course as a tangent) on a cureved line to the right having a radius of 930.37 feet, a distance of 1460.7 feet to a point of tangent; (said point of tangent being distant 225 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence northwardly tangent to said curved line 305 feet, more or less, to an iron monument reputed to be in the south line of the Northeast Quarter of Southwest Quarter of said Section 20, said iron monument being 225 feet east of the west line of the Southeast Quarter of South west Quarter of said Section 20; thence westwardly along the south line of the Northeast Quarter of Southwest Quarter of said Section 20. a distance of 175 feet to a point in the east line of land conveyed by J. C. Bishop to the Tampa Southern Railroad Company by deed dated June 2nd, 1923, recorded July 6th, 1923, in Deed Book 11, page 359, records of Sarasota County Florida; thence Southwardly along said east line 460 feet to an iron monument distant 50 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence southeastwardly on a curved line to the left concentric with the second course herein described and 200 feet therefrom, as measured radially 1030 feet, more or less, to an iron monument; said monument being 50 feet north of the center line of the main line track of the S.A.L.Railway; thence eastwardly parallel to the center line of the main line track of the S.AL. Railway and fifty (50) feet therefrom 2069.6 feet to the east line of the Southwest Quarter of Southeast

EXHIBIT 7

Quarter of said Section 20; thence Northwardly along said east line 50 feet to the point of beginning; containing 8.98 acres, more or less.

To appear in the District Court of the United States in and for the Southern District of Florida, on the 2nd day of November, A. D. 1925, the same being the first Monday in said month, to show what interest they have in and to he property herein described, and to show cause why said property should not be taken for the uses and purposes set forth in he petition filed by the Tampa Southern Railroad Company herein on the 14th day of September, A. D. 1925, and more particularly why the said lands should not be taken for use as a right of way by the Tampa Southern Railroad Company, or else be barred.

WITNESS the HONORABLE LAKE JONES, JUDGE OF THE DISTRICT COURT OF THE UNITED STATES FOR THE SOUTHERN DISTRICT OF FLORIDA, this 15th day of September, A. D. 1925.

Edwin R. Williams
Clerk, District Court United States Southern District of Florida.
By: [illegible] Deputy

EXHIBIT 7

IN THE DISTRICT COURT OF THE UNITED STATES

FOR THE SOUTHERN DISTRICT OF FLORIDA.

TAMPA SOUTHERN RAILROAD COMPANY, A CORPORATION,

VS. CONDEMNATION

BONNIE K. TANKERSLEY, ET AL.

PETITIONER'S REQUESTED CHARGES.

1. The jury are instructed that, as the power of eminent domain is necessary for the public good, it would be unjust to the public that the plaintiff should be required to pay the owner more than a fair indemnity for the loss he sustains by the appropriation of his property for the general good. On the other hand, the owner being compelled to part with his property, whether he desires to sell or not, the law allows him just compenation therefor.

2. The jury are instructed that "just compensation" means the payment of such sum of money as will make the defendant whole, so that, on receipt by the defendant of the compensation and damages awarded, he will not be poorer by reason of his property being taken or damaged.

3. The jury are instructed that, in considering the compensation to be paid to the defendant for the land about to be taken, they are to fix the actual cash market value of the land taken. And they are further instructed that they are not to consider the price at which the property would sell for under special or extra-ordinary circumstances, but its fair market value, if sold in the market under ordinary circumstances for cash, and not on time, and assuming that the owners are willing to sell, and the purchaser is willing to buy.

4. The court instructs the jury that you are not to consider what the land was worth to the defendant, the owner, for speculation, or merely possible uses, nor what she claims it was worth to her, nor what it may be worth to plaintiff for railroad or other

purposes, nor what the land would bring at a forced sale. You are not to consider the price the land would sell for under special or extraordinary circumstances, but its fair market value, if offered in the market under ordinary circumstances for cash, a reasonable time being given to make the sale. Market value is the amount the strip would sell for if put upon the open market, and sold in the manner in which property is ordinarily sold for cash in the community where it is situated, with a reasonable time being given to find a purchaser and make the sale.

5. The court instructs the jury that you must take into consideration the purposes for which the property was adapted and determine the market value from what a person would then have paid for the property, in cash, not buying, however, for any particular purpose, but having regard to the market value of the property as it then stood for all purposes.

6. The court tells the jury that they will find for the defendants a fair equivalent for the entire piece of property, which finding should be its market value at present in money, and its market value is that price it would bring when it was offered for sale by one who desires, but is not obliged to sell it, and is bought by one who is under no necessity of buying it; in other words, a fair market value means the fair value between one who wants to purchase and one who wants to sell.

Kelly Stanton Shaw

Attorneys for Petitioner.

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE SOUTHERN DISTRICT OF FLORIDA.

TAMPA SOUTHERN RAILROAD COMPANY, a corporation,

vs.

CONDEMNATION.

BONNIE K. TANKERSLEY AND HATTIE V. DAVIES

TO THE UNITED STATES MARSHAL:

You are hereby directed to make known to Bonnie K. Tankersley and Hattie V. Davies and all other persons interested in or claiming any lien upon or any interest in the property herein described, to-wit:

All that certain piece, parcel or strip of land situate, lying and being in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 20, Township 36, South of Range 18 East, Sarasota County, Florida, particularly described as follows, to-wit:-

BEGINNING at an iron monument reputed to be in the east line of the Southwest Quarter of Southeast Quarter of said Section 20, said iron monument being 100 feet north of the center line of the main line track of the S.A.L. Railway; thence westerly parallel to the center line of the main line track of the S.A.L. Railway and 100 feet therefrom, 1519.6 feet to a point of curve; thence in a general northwestwardly direction (from the preceding course as a tangent) on a curved line to the right having a radius of 930.37 feet, a distance of 1400.7 feet to a point of tangent; (said point of tangent being distant 225 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence northwardly tangent to said curved line 305 feet, more or less, to an iron monument reputed to be in the south line of the Northeast Quarter of Southwest Quarter of said Section 20, said iron monument being 225 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence Eastwardly along the south line of the Northeast Quarter of Southwest Quarter of said Section 20, a distance of 175 feet to a point in the east line of land conveyed by J. C. Bishop to the Tampa Southern Railroad Company by deed dated June 2nd, 1923, recorded July 6th, 1923, in Deed Book 11, page 330, records of Sarasota County, Florida, thence Southwardly alongsaid east line 460 feet to an iron monument distant 50 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence southeastwardly on a curved line to the left concentric with the second course herein described and 200 feet therefrom, as measured radially, 1030 feet, more or less, to an iron monument; said monument being 50 feet north of the center line of the main

EXHIBIT 7

line track of the S.A.L. Railway; thence easterly parallel to the center line of the main line track of the S.A.L. Railway and fifty (50) feet therefrom, 2009.6 feet to the east line of the Southwest Quarter of Southeast Quarter of said Section 20; thence northwardly along said east line 50 feet to the point of beginning; containing 2.30 acres, more or less.

That they, the said Bonnie K. Tankersley and Hattie V. Davies, are hereby commanded and notified to be and to appear in the District Court of the United States for the Southern District of Florida, on the 5th day of October, A.D. 1925, the same being the first Monday in said month, to show what interest they have in the property herein described, and to show cause why it should not be taken for the uses and purposes set forth in the petition filed by the Tampa Southern Railroad Company on the 14th day of September, A. D. 1925, and more particularly why the said lands should not be taken for use as a right of way by said Tampa Southern Railroad Company, or else be barred.

WITNESS THE HONORABLE LAKE JONES, Judge of said Court, this 15 day of September, A. D. 1925.

Edwin R. Williams
Clerk, United States District Court
Court, Southern District of Florida.

Julian A. Bleakley
Deputy

attest: a true copy
Edwin R. Williams
Clerk
Julian A. Bleakley
Deputy

EXHIBIT 7

The defendant requests the Court to charge the jury:

In fixing the compensation to be paid the owners for the land sought to be taken it is proper for you to determine whether or not the proposed appropriation imposes an injury or impairment of value to the adjoining land of Defendants of the same tract from which this land is taken and in fixing the amount of compensation to be awarded by you you should include the amount of such injury if any there be in your award.

In addition to the compensation awarded the defendants by you it is also your duty to determine from the evidence before you what amount would be a reasonable attorneys fee for the services of an attorney representing the defendants in this cause

STATE OF FLORIDA)
:
COUNTY OF SARASOTA)

363 Deed

DESCRIPTION FOR CONDEMNATION OF RIGHT OF WAY FOR TAMPA SOUTHERN RAILROAD THRU LANDS OF J. C. BISHOP:

All that certain piece, parcel, or strip of land situate, lying and being in the Southwest Quarter of Southeast Quarter (SW¼ of SE¼) and Southeast Quarter of Southwest Quarter (SE¼ of SW¼) of Section Twenty (20), Township Thirty-six (36) South of Range Eighteen (18) East, Sarasota County, Florida, particularly described as follows, to-wit:-

BEGINNING at an iron monument reputed to be in the east line of the Southwest Quarter of Southeast Quarter (SW¼ of SE¼) of said Section Twenty (20); said iron monument being one hundred feet north of the center line of the main line track of the S.A.L. Railway; thence westwardly parallel to the center line of the main line track of the S.A.L. Railway and one hundred feet therefrom, fifteen hundred and nineteen and six tenths (1519.6) feet to a point of curve; thence in a general northwestwardly direction (from the preceding course as a tangent) on a curved line to the right having a radius of nine hundred and thirty and thirty-seven hundredths (930.37) feet, a distance of fourteen hundred and sixty and seven tenths (1460.7) feet to a point of tangent; (said point of tangent being distant two hundred and twenty-five (225) feet east of the west line of the Southeast Quarter of Southwest Quarter (SE¼ of SW¼) of said Section Twenty (20); thence northwardly tangent to said curved line three hundred and five (305) feet, more or less, to an iron monument reputed to be in the south line of the Northeast Quarter of Southwest Quarter (NE¼ of SW¼) of said Section Twenty (20), said iron monument being two hundred and twenty-five (225) feet east of the west line of the Southeast Quarter of Southwest Quarter (SE¼ of SW¼) of said Section Twenty (20); thence westwardly along the south line of the Northeast Quarter of Southwest Quarter (NE¼ of SW¼) of said Section Twenty (20), a distance of one hundred and seventy-five (175) feet to a point in the east line of land conveyed by J. C. Bishop to the Tampa Southern Railroad Company by deed dated June 2nd, 1923, recorded July 6th, 1923, in Deed Book 11, Page 339, records of Sarasota County, Florida; thence southwardly along said east line four hundred and sixty (460) feet to an iron monument distant fifty (50) feet east of the west line of the Southeast Quarter of Southwest Quarter (SE¼ of SW¼) of said Section Twenty (20); thence southeastwardly on a curved line to the left concentric with the second course herein described and two hundred (200) feet therefrom, as measured radially, ten hundred and thirty (1030) feet, more or less, to an iron monument; said monument being fifty (50) feet north of the center line of the main line track of the S.A.L. Railway; thence eastwardly parallel to the center line of the main line track of the S.A.L. Railway and fifty (50) feet therefrom twenty hundred and sixty-nine and six tenths (2069.6) feet to the east line of the Southwest Quarter of Southeast Quarter (SW¼ of SE¼) of said Section Twenty (20); thence northwardly along said east line fifty (50) feet to the point of beginning; containing eight and ninety-eight hundredths (8.98) acres, more or less:-

W. G. Forlong,
Real Estate Agent,
A.C.L. RR. Co.,
Wilmington, N. C.,
April 9, 1925-ft

SW SE
SE SW

EXHIBIT 7

16.
15
14

1225-T

IN ~~DISTRICT~~ COURT

UNITED STATES
~~MANATEE COUNTY~~
SOUTHER DISTRICT OF
FLORIDA

Tampa Southern Railroad Company, a corporation created and existing under the laws of the State of Florida.

vs.

Bonnie K. Tankersley and Mattie V Davies.

ANSWER

FILED
NOV 2 1925
Edwin R. Williams CLERK
Ula E Warren DEPUTY CLERK

JOHN B. SINGELTARY
BRADENTON, FLORIDA

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE SOUTHERN DISTRICT OF FLORIDA.

****

TAMPA SOUTHERN RAILROAD COMPANY, a corporation created and existing under the laws of the State of Florida,

vs

Bonnie K. Tankersley and Mattie V. Davies.

CONDEMNATION.

THE ANSWER OF BONNIE K. TANKERSLEY AND MATTIE V. DAVIES TO THE PETITION OF CONDEMNATION OF THE TAMPA SOUTHERN RAILROAD COMPANY, A CORPORATION CREATED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, AGAINST THESE DEFENDANTS:

For answer to said petition, these defendants say that said Tampa Southern Railroad Company, petitioner in said cause, should not have or maintain its said cause against these defendants for the reason and because of the fact that said Tampa Southern Railroad Company has not filed in this cause any duly verified petition, sworn to by the petitioner or its president or other executive officer of said Tampa Southern Railroad Company, a corporation, which corporation is as these defendants aver a private corporation entitled only to maintain an action of condemnation upon and when it has filed a petition praying the condemnation of the property sought to be taken, duly verified by the oath of said petitioner, its president or some other executive officer of said corporation.

These defendants further show unto the Court that while said petitioner avers in its petition that it is a corporation duly incorporated under the laws of the State of Florida

EXHIBIT 7

as a public carrier for the operation of a commercial railroad and is authorized to construct, maintain and operate a railroad from the City of Tampa in the State of Florida to the Town of Sarasota in the County of Sarasota, State of Florida, it seeks in and by said petition to condemn certain land in said petition particularly described, which is not essential for the construction of its line of railroad from said City of Tampa to the City of Sarasota but beyond the destiny and termination of its purposes and authority and its power to extend and proceed with its said road and with condemnation for its construction or for its right-of-way, to-wit:- beyong its terminus in the City of Sarasota, and these defendants so allege and aver that the land in said petition described is no part of the right-of-way of said railroad company from Tampa to Sarasota but lies beyond the terminus of said road in the City of Sarasota.

These defendants further show unto the Court that petitioners right to condemn said property exists only under and by virtue of the Constitution and Laws of the State of Florida granting petitioner the privilege of exercising the right of condemnation to take private property for its use upon payment of such compensation as shall be to the owners of said property allowed and awarded by a jury of twelve men to be empanelled in the County where said property is situated and drawn from the body of said County in which said land is located and upon and after a view of said property by the said jury and not otherwise, all of which can not be provided, allowed and granted by this Honorable Court by

reason whereof said Court is without jurisdiction to try said cause.

These defendants further show unto the Court that they are entitled to and desire to be present and heard as to the amount due these defendants as compensation for the damage by them sustained by reason of the appropriation and taking of their said land if the taking thereof be allowed.

Frank Redd
J. M. B. Singleton
Attorneys for Defendants.

Bonnie K. Tankersley
Mattie V. Davies
Defendants.

No. 1325 T

United States District Court

SOUTHERN DISTRICT OF FLORIDA

TAMPA SOUTHERN RR COMPANY

vs.

BONNIE K. TANKERSLEY, ET AL.

GOVERNMENT PRINTING OFFICE

Verdict

~~JUDGMENT~~.

Filed

March-18-1926

Edwin R. Williams
Clerk

Julian Palacky
Deputy

EXHIBIT 7

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE SOUTHERN DISTRICT OF FLORIDA.

TAMPA SOUTHERN RAILROAD COMPANY, a corporation,

vs.

BONNIE K. TANKERSLEY and MATTIE V. DAVIES

CONDEMNATION

We, the jury, duly impaneled and sworn in accordance with law to try what compensation shall be paid to the defendants for the property sought to be appropriated in this cause, irrespective of any benefit from any improvement proposed by the petitioner, do find:-

1. That the property sought to be condemned is described as follows:-

All that certain piece, parcel or strip of land situate, lying and being in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 20, Township 36, South of Range 18 East, Sarasota County, Florida, particularly described as follows:

BEGINNING at an iron monument reputed to be in the east line of the Southwest Quarter of Southeast Quarter of said Section 20, said iron monument being 100 feet north of the center line of the main line track of the S.A.L.Railway; thence westerly parallel to the center line of the main line track of the S.A.L. Railway and 100 feet therefrom, 1519.6 feet to a point of curve; thence in a general northwestwardly direction (from the preceding course as a tangent) on a curved line to the right having a radius of 930.37 feet, a distance of 1460.7 feet to a point of tangent; (said point of tangent being distant 225 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence northwardly tangent to said curved line 305 feet more or less, to an iron monument reputed to be in the south line of the Northeast Quarter of Southwest Quarter of said Section 20; said monument being 225 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence Westwardly along the south line of the Northeast Quarter of Southwest Quarter of said Section 20, a distance of 175 feet to a point in the east line of land conveyed by J. C. Bishop to the Tampa Southern Railroad Company

by deed dated June 2nd, 1923, recorded July 6th, 1923, in Deed Book 11, page 359, records of Sarasota County, Florida; thence southwardly along said east line 460 feet to an iron monument distant 50 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence southeastwardly on a curved line to the left concentric with the second course herein described and 200 feet therefrom, as measured radially, 1030 feet, more or less, to an iron monument; said monument being 50 feet north of the center line of the main line track of the S.A.L. Railway; thence eastwardly parallel to the center line of the main line track of the S.A.L. Railway and fifty (50) feet therefrom 2069.6 feet to the east line of the Southwest Quarter of Southeast Quarter of said Section 20; thence northwardly along said east line 50 feet to the point of beginning; containing 8.98 acres, more or less.

2. That the compensation made therefor shall be the sum of #61500.00 Dollars, together with the further sum of 5000.00 Dollars as a reasonable attorney's fee for the defendant's attorneys in this cause.

3. That the amount of said compensation shall be paid to Bonnie K. Tankersley and Mattie V. Davies, in equal portions.

DATED THIS 18 TH DAY OF MARCH, A.D., 1926.
SO SAY WE ALL.

W. G. Overstreet
FOREMAN.

EXHIBIT 7

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE SOUTHERN DISTRICT OF FLORIDA.

TAMPA SOUTHERN RAILROAD COMPANY, a corporation created and existing under the laws of the State of Florida,	CONDEMNATION.
vs.	
BONNIE K. TANKERSLEY and MATTIE V. DAVIES	

The petition of the Tampa Southern Railroad Company, a corporation, petitioner in he above entitled cause, respectfully shows unto the Court that it is a corporation duly created and existing under the laws of the State of Florida and is a resident of the State of Florida. That the defendants, Bonnie K. Tankersley and Mattie V. Davies are residents of the State of Morth Carolina City of Greensboro, and that the controversy involved herein is one solely between citizens of different States of the United States and that no person having any interest in the controversy herein, save and except your petitioner Tampa Southern Railroad Company, is a resident or citizen of the State of Florida and that the amount in controversy in this suit exceeds, exclusive of interest and costs, the sum of Three Thousand ($3000.00) Dollars and that the District Court of the United States has jurisdiction by virtue of the acts of Congress of the United States in the premises.

Petitioner further shows unto the Court that it is a corporation duly incorporated under the laws of the State of Florida as a public carrier for the operation of a commercial railroad and is authorized to construct, maintain and operate a line of railroad from the City of Tampa in the State of Florida to the town of Sarasota in the County of Sarasota, State of Florida. Petitioner further says that it is authorized, under the laws of the State of Florida, to take and condemn real estate for purposes necessary for its use as a railroad.

Petitioner further shows unto the Court that it has duly located its line of railroad and intends in good faith to construct the same over and through the property hereinafter described. That it desires to condemn for use as a right of way the following described property in Sarasota County, Florida, to-wit:-

All that certain piece, parcel or strip of land situate, lying and being in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 20, Township 36, South of Rang e 18 East, Sarasota, Florida, particularly described as follows, to-wit:-

BEGINNING at an iron monument reputed to be in the east line of the Southwest Quarter of Southeast Quarter of said Section 20, said iron monument being 100 feet north of the center line of the main line track of the S.A.L. Railway; thence westerly parallel to the center line of the main line track of the S.A.L. Railway and 100 feet therefrom, 1519.6 feet to a point of curve; thence in a general northwestwardly direction(from the preceding course as a tangent) on a curved line to the right having a radius of 930.37 feet, a distance of 1460.7 feet to a point of tangent; (said point of tangent being distant 225 feet east of the west line of the South-e ast quarter of Southwest Quarter of said Section 20; thence northwardly tangent to said curved line 305 feet more or less, to an iron monument reputed to be in the south line of the Northeast Quarter of Southwest Quarter of said Section 20, said iron monument being 225 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence Westwardly along the south line of the Northeast Quarter of Southwest Quarter of said Section 20, a distance of 175 feet to a point in the east line of land conveyed By J. C. Bishop to the Tampa Southern Railroad Company by deed dated June 2nd, 1925, recorded July 6th, 1923, in Deed Book 11, page 359, records of Sarasota County, Florida; thence Southwardly along said east line 460 feet to an iron monument distant 50 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence southeastwardly on a curved line to the left concentric with the second course herein described and 200 feet therefrom, as measured radially 1030 feet, more ore less, to an iron monument; said monument being 50 feet north of the center line of the main line track of the S.A.L. Railway; thence eastwardly parallel to the center line of the main line yrack of the S.A.L. Railway and fifty (50) feet therefrom 2069.6 feet to the east line of the Southhwest Quarter of Southeast Quarter of said Section 20; thence northwardly along said east line 50 feet to the point of beginning; containing 8.98 acres, more or less.

Petitioner further shows unto the Court that it has made diligent search to ascertain the name or names of the owners,

mortgagees or occupants of the said property hereinbefore described, their places of residence and whether or not the said owners, mortgagees or occupants are under any legal disability.

Petitioner further shows unto the Court that the owners of the above described property are Bonnie K. Tankersley and Mattie V. Davies and that the place of residence of the said Bonnie K. Tankersley and Mattie V. Davies is City of Greensboro, State of North Carolina.

Petitioner further shows unto the Court that there are no mortgages appearing of record in the records of Sarasota County, Florida, upon said property, nor does it know of any mortgagees of said property.

Petitioner further represents and shows unto the Court that according to the best of its knowledge, information and belief, the owners of the said property, Bonnie K. Tankersley and Mattie V. Davies, are not under any legal disability.

Petitioner further shows unto the Court that the taking of the said property by your petitioner is for the purpose of its use as a right of way for the construction of its railroad, and that the said property is necessary for that purpose.

Petitioner further shows unto the Court that it has made all reasonable efforts to purchase a right of way through the said property from the owners thereof, but that all negotiations for such purchase have failed.

Wherefore your petitioner prays that the said property aforesaid may be condemned for the uses and purposes above set out, in accordance with the laws of the State of Florida in such case made.

Kelly-Sutton & Shaw
Attorneys for Petitioner.

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, personally appeared T. PAINE KELLY, who being first duly sworn, deposes and says that he is attorney for the Petitioner, Tampa Southern Railraod Company, in the foregoing cause, that the President of the said corporation and all other officers are absent from the State of Florida and that affiant makes this affidavit because of the absence of the officers of the said corporation. Affiant further says that he has read the foregoing petition and that the matters and things therein alleged are true. Affiant furthersays that diligent search and inquiry has been made to ascertain the names, places of residence, legal disabilities, if any, and interest of the owners and mortgagees of the property described in said petition, and that these, as ascertained, are set forth in the foregoing petition.

T. Paine Kelly

Sworn to and subscribed
before me this 14th day
of September, A. D. 1925.

Alice McDougall

Notary Public.

T. C. Kelly

Sworn & subscribed
before me this 15th
day of March, 1924
Julian A. Bloxby
Deputy Clerk
U. S. Dist. Court

#1225-T

U. S. District Court
Sou. Dist. of Fla

Tampa Southern
R.R. Co
-v-

Bonnie H. Tanberaly
et al.

Stipulation

Filed-Mar-17-1924
Edwin R. Williams
Clerk
Julian Arbaksp
Deputy

It is agreed that the area of the land sought to be taken in this proceeding and shown in red on the map filed in evidence as plaintiffs Exhibit No. 2 is as follows:-
From the East extremity of the red area to the line marked "B" is (1.74) One and seventy-four one hundredths acres
From the line on the area ~~shown~~ in Red marked "B" to the line marked "A" is (2.01) Two and one-one hundredths acres and
From the said line marked A to the North end of the area marked in red is (5.23) Five and twenty-three hundredths acres.
And that the triangular tract in the South, West corner south west of the Red area is approximately 5 acres

Attorney for Petitioner

Attorneys for Defendants

#1225-T

U. S. District Court
Sou. Dist. of Fla

Tampa Sou. RR Co

-V-

Bonnie R. Tankersley
et

Certificate of Clerk
as to depositary money
in Registry of Court.

FILED
APR 17 1926
Edwin R. Williams
CLERK
By Juliana Peabody
DEPUTY CLERK

EXHIBIT 7

IN THE DISTRICT COURT OF THE UNITED STATES
FOR THE SOUTHERN DISTRICT OF FLORIDA.

TAMPA SOUTHERN RAILROAD COMPANY,		
VS.		CONDEMNATION
BONNIE K. TANKERSLEY, ET AL.		

I, EDWIN R. WILLIAMS, Clerk of the District Court for the Southern District of Florida, do hereby certify that on this 17th day of April, 1926, the Tampa Southern Railroad Company duly deposited in the registry of the above court, the sum of SIXTY-ONE THOUSAND FIVE HUNDRED - - - and 00/100 DOLLARS ($61,500.00) the compensation allowed by the jury in the above cause for the land sought to be appropriated, and do further certify that the said Tampa Southern Railroad Company has further deposited in the registry of this court, the sum of FIVE THOUSAND DOLLARS ($5000.00), the amount found by the jury to be a reasonable attorney's fee to be allowed to the defendant in the said cause, and has further deposited in the registry of this court the sum of ONE HUNDRED ELEVEN and 58/100 ($111.58) as costs of this proceeding.

IN WITNESS WHEREOF I have hereunto set my hand and the seal of said Court this 17th day of April, A.D. 1926.

Clerk, District Court, United States,
Southern District of Florida,
by Julian A. Beale
Deputy Clerk.

EXHIBIT 7

1225—1

DISTRICT COURT, UNITED STATES,
SOUTHERN DISTRICT OF FLORIDA.

TAMPA SOUTHERN RR COMPANY

VS.

BONNIE K. TANKERSLEY, ET AL.

PRAECIPE FOR WITNESS
SUBPOENA

FILED

MAR 1926

Edwin R. Williams
CLERK

By Ala E. Warren
DEPUTY CLERK

KELLY, SUTTON & SHAW

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE SOUTHERN DISTRICT OF FLORIDA.

TAMPA SOUTHERN RAILROAD COMPANY, a corporation created and existing under the laws of the State of Florida,

vs.

BONNIE K. TANKERSLEY and MATTIE V. DAVIES,

CONDEMNATION.

The Clerk of the District Court will please issue summons ad testificandum directed to the following named witnesses on behalf of the petitioner in the above entitled cause, and make the same returnable to the 15th day of March, A.D. 1926, at 9 o'clock A. M., to-wit:

J. H. Lord, Sarasota, Florida.

R. K. Thompson, with Palmer Trust Corporation, Sarasota, Florida.

Louis Lancaster, with Ringling Interests, Sarasota, Florida.

A. B. Albritton, with Ringling Interests, Sarasota, Florida.

Attorneys for Petitioner

EXHIBIT 7

1225-1

DISTRICT COURT, UNITED STATES
SOUTHERN DISTRICT OF FLORIDA.

TAMPA SOUTHERN RAILROAD COMPANY

VS.

BONNIE K. TANKERSLEY AND MATTIE V. DAVIES.

FILED
SEP 15 1925
Edwin R. Williams
CLERK
BY DEPUTY CLERK

~~NOTICE.~~
Serie Jarias.

KELLY, SUTTON && SHAW

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE SOUTHERN DISTRICT OF FLORIDA.

TAMPA SOUTHERN RAILROAD COMPANY, a corporation,

vs.

BONNIE K. TANKERSLEY AND MATTIE V. DAVIES

CONDEMNATION.

TO THE UNITED STATES MARSHAL:

You are hereby directed to make known to Bonnie K. Tankersley and Mattie V. Davies and all other persons interested in or claiming any lien upon or any interest in the property herein described, to-wit:

All that certain piece, parcel or strip of land situate, lying and being in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 20, Township 36, South of Range 18 East, Sarasota County, Florida, particularly described as follows, to-wit:-

BEGINNING at an iron monument reputed to be in the east line of the Southwest Quarter of Southeast Quarter of said Section 20, said iron monument being 100 feet north of the center line of the main line track of the S.A.L. Railway; thence westerly parallel to the center line of the main line track of the S.A.L. Railway and 100 feet therefrom, 1519.6 feet to a point of curve; thence in a general northwestwardly direction (from the preceding course as a tangent) on a curved line to the right having a radius of 930.37 feet, a distance of 1460.7 feet to a point of tangent; (said point of tangent being distant 225 feet east of the west line of the Southeast qQuarter of Southwest Quarter of said Section 20; thence northwardly tangent to said curved line 305 feet, more or less, to an iron monument reputed to be in the south line of the Northeast Quarter of Southwest Quarter of said Section 20, said iron monument being 225 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence Westwardly along the south line of the Northeast Quarter of Southwest Quarter of said Section 20, a distance of 175 feet to a point in the east line of land conveyed by J. C. Bishop to the Tampa Southern Railroad Company by deed dated June 2nd, 1923, recorded July 6th, 1923, in Deed Book 11, page 339, records of Sarasota County, Florida, thence Southwardly alongsaid east line 460 feet to an iron monument distant 50 feet east of the west line of the Southeast Quarter of Southwest Quarter of said Section 20; thence southeastwardly on a curved line to the left concentric with the second course herein described and 200 feet therefrom, as measured radially, 1030 feet, more or less, to an iron monument; said monument being 50 feet north of the center line of the main

EXHIBIT 7

line track of the S.A.L. Railway; thence eastwardly parallel to the center line of the main line track of the S.A.L. Railway and fifty (50) feet therefrom, 2069.6 feet to the east line of the Southwest Quarter of Southeast Quarter of said Section 20; thence northwardly along said east line 50 feet to the point of beginning; containing 8.98 acres, more or less.

That they, the said Bonnie K. Tankersley and Mattie V. Davies, are hereby commanded and notified to be and to appear in the District Court of the United States for the Southern District of Florida, on the 2nd day of November, A.D. 1925, the same being the first Monday in said month, to show what interest they have in the property herein described, and to show cause why it should not be taken for the uses and purposes set forth in the petition filed by the Tampa Southern Railroad Company on the 14th day of September, A. D. 1925, and more particularly why the said lands should not be taken for use as a right of way by said Tampa Southern Railroad Company, or else be barred.

WITNESS THE HONORABLE LAKE JONES, Judge of said Court, this 15th day of September, A. D. 1925.

Edwin R. Williams

Clerk, United States District Court
Court, Southern District of Florida.

By: Julian A Blalock
Deputy

In the District Court of the United States in and for the SOUTHERN District of FLORIDA.

Tampa, Florida, March 16th, 1926 Cont'd.

Mabel Altman

#1028T.-v- Damages $50,000.00

Atlantic Coast Line Railroad Company, a corporation.

Both parties to this cause be again present by counsel, and the jury heretofore sworn in this cause being in their respective places, trial of this cause is Ordered resumed:

Now comes the defendant at the close of all the testimony and again moves the Court for an instructed verdict in favor of the defendant, which motion being argued by counsel and submitted to the Court, it is Ordered that said motion be and the same hereby is granted;

Whereupon, by direction of the Court the jury returns in open court its verdict in the words and figures following, to-wit:

"We the jury find for the defendant. So Say we all.

L.E.Joughin---Foreman

Tampa Southern Railroad Company, a corporation.

#1225T. -v- Condemnation.

Bonnie K.Tankersley et al.

Both parties to this cause being again present by counsel and the jury heretofore empanelled herein being in their respective places, trial of this cause is Ordered resumed:

To further maintain the issues herein in behalf of the plaintiff there are sworn and testified as witnesses: Chas L.Leggett; L.S.Bishop; J.H.Lord; and Adolf D. Albritton. Palintiff rests.

Now comes the defendants herein and moves the court to dismiss the petition herein, which motion being argued and submitted to the Court, It is Ordered that said motion be and the same hereby is denied.

To maintain the issues herein in behalf of the defendant there are sworn and testified as witnesses: Chas. G. Benson.

Defendant files in evidence Exhibit No. "A".

The hour for the recess of the Court having arrived, and the jury again being cautioned as to their conduct are allowed to separate for the night.

It is Ordered that all jurors be excused until 10:00 o'clock A.M. tomorrow.

It is ordered that Court do now take a recess until 10:00 O'clock A.M. tomorrow. Whereupon Court takes a recess as ordered.

In the District Court of the United States in and for the

SOUTHERN District of FLORIDA.

GOVERNMENT PRINTING OFFICE

WEDNESDAY MARCH 17th, 1926.

PRESENT: HI S HONOR LAKE JONES U.S.DIST.JUDGE PRESIDING.
COURT OFFICIALS AND BEILIFFS IN ATTENDANCE.
IT IS ORDERED THAT COURT BE NOW OPENED.
WHEREUPON COURT IS OPENED AS ORDERED.

Tampa Southern Railroad Company
#1225-T vs Condemnation
Bonnie K. Tankersley et al.

Both parties to this cause being again present by counsel, and the jury heretofore empanelled herein being in their respective places. trial of this cause is resumed.

To further maintain the issues herein, in behalf of the defendant there are sworn and testified as witnesses:

W.B. Phillips E.J. Bacon C. W. Blackburn
J. H. Tucker W.B. Dickenson J. C. Bichop
E. A. Smith N. B. K. Pettingill.

Defendant rests.

To further maintain the issues herein in rebuttal in behalf of the plaintiff there are sworn and testified as witnesses:

Robert K. Thompson. Plaintiff closes.

Defendant closes;

The hour for the recess of the Court having arrived, and the jury being again cautioned as to their conduct are allowed to separate for the night.

It is ordered that all jurors be excused until 10:00 O'clock A.M. tomorrow.

United States of America
vs
J. T. Hogan

ORDER.

It appearing on report of the United States Marshal that J.T. Hogan, a United States prisoner heretofore confined in Hillsborough County Jail, was removed from said jail on order of the attending physician on the 13th day of March 1926 to Gordon Keller Hospital, Tampa, Florida, ill with pneumonia, it is hereby

Ordered that the said removal and confinement in said hospital be and the same is hereby approved, for such period of time as may, in the opinion of the attending physician be necessary; and it is further

EXHIBIT 8

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, ADRIAN C. HONORE, a bachelor of Chicago, Illinois, for and in consideration of the sum of one dollar ($1.00) and other good and valuable considerations this day to him in hand paid, the receipt whereof is hereby acknowledged, does hereby remise, release and forever quit claim unto the SEABOARD AIR LINE RAILWAY, a corporation of the State of Virginia and other States, a right of way for railroad purposes over and across the following described parcels of land, lying and being in the County of Manatee, and State of Florida:

(1) A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the grantor herein in Sections three (3) and ten (10), Township thirty-seven (37) South, Range eighteen (18) East, Manatee County, Florida; said center line being described as follows:

Beginning at a point on the north line of the northwest quarter of the northeast quarter of Section three (3), Township thirty-seven (37) South, Range eighteen (18) east, seven hundred and twenty-four (724) feet west of the northeast corner thereof; running thence in a straight line south twelve (12) degrees, eleven (11) minutes east, nine thousand eight hundred and fourteen (9814) feet, more or less, across said Section three (3), and crossing the south line of said section at a point eight hundred and eighty-eight (888) feet west of the southeast corner thereof, and across the East one-half of the northeast quarter and the northeast quarter of the southeast quarter of Section ten (10), Township thirty-seven (37) south, Range eighteen (18) East, and crossing the south line of said northeast quarter of the southeast quarter of Section ten (10) at a point thirty-three (33) feet west of the southeast corner thereof, and across the S.E. 1/4 of the S.E.1/4 of said Section ten (10) to a point on the east line thereof. The said strip of land contains twenty-two and five-tenths (22.5) acres, more or less.

(2) A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the grantor herein in Sections fourteen (14), twenty-three (23), twenty-six (26) and thirty-five (35) Township thirty-seven (37) South, Range eighteen (18) East, and Sections two (2), one (1) and twelve (12), Township thirty-eight (38) South, Range eighteen (18) East, Manatee County, Florida; said center line being described as follows:

Beginning at a point on the North line of the northwest quarter of the northwest quarter of Section fourteen (14), Township thirty-seven (37) South, Range eighteen (18) East, two hundred and fifty-two (252) feet east of the northwest corner thereof; running thence in a straight line South twelve (12) degrees, eleven (11) minutes East, thirty-five thousand

EXHIBIT B

one hundred and eighty (35,180) feet, more or less, across Sections fourteen (14), twenty-three (23), twenty-six (26) and thirty-five (35), Township thirty-seven (37) South, Range eighteen (18) East, and Sections two (2), one (1) and twelve (12), Township thirty-eight (38) South, Range eighteen (18) East, crossing the South line of the southeast quarter of the southwest quarter of Section twelve (12) at a point six hundred eighty-eight (688) feet west of the southeast corner thereof. Said strip of land contains _____ acres, more or less.

(3) A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the grantor herein in the southeast quarter of Section thirteen (13), Section twenty-four (24) and the northeast quarter of the northeast quarter of Section twenty-five (25), Township thirty-eight (38) south, Range eighteen (18) East, Manatee County, Florida; said center line being described as follows:

Beginning at a point on the west line of the northwest quarter of the southeast quarter of Section thirteen (13), Township thirty-eight (38) South, Range eighteen (18) East, five hundred and sixty (560) feet, more or less, south of the northwest corner thereof; running thence in a straight line south twelve (12) degrees, eleven (11) minutes east, eight thousand nine hundred and twenty-five (8925) feet, more or less, across the southeast quarter of Section thirteen (13) Section twenty-four (24), and the northeast quarterof the northeast quarter of Section twenty-five (25), Township thirty-eight (38) South, Range eighteen (18) East, to a point on the south line of the said northeast quarter of the northeast quarter of Section twenty-five (25), distant five hundred sixty-five (565) feet, more or less, east of the southwest corner thereof. Said strip of land contains twenty and five tenths (20.5) acres, more or less.

(4) A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway, as located across lands, owned by the grantor herein in the northeast quarter of the southeast quarter and the northeast quarter of the southeast quarter of the southeast quarter of Section twenty-five (25), Township thirty-eight (38) South, Range eighteen (18) East, Manatee County, Florida; said center line being described as follows:

Beginning at a point on the north line of the northeast quarter of the southeast quarter of Section twenty-five (25), Township thirty-eight (38) South, Range eighteen (18) East, four hundred and sixty-seven (467) feet west of the northeast corner thereof; running thence in a straight line south twelve (12) degrees, eleven (11) minutes east, a distance of two thousand and fifteen (2015) feet, more or less, to a point on the south line of the northeast quarter of the southeast quarter of the southeast quarter of Section twenty-five (25), distant forty-five (45) feet,more or less, west of the southeast corner thereof. Said strip of land contains four and six-tenths (4.6) acres, more or less.

TO HAVE AND TO HOLD the said premises unto the said Seaboard Air Line Railway, its successors and assigns and to its or their own proper use, benefit and behoof forever for railroad purposes.

This conveyance is made upon the express condition, however that if the Seaboard Air Line Railway shall not construct upon said land and commence the operation thereon with one year of the date hereof of a line of railroad, or, if at any time thereafter the said Seaboard Air Line Railway shall abandon said land for railroad purposes then the above described pieces and parcels of land shall ipso facto revert to and again become the property of the undersigned, his heirs, administrators and assigns.

IN TESTIMONY WHEREOF the undersigned has hereunto set his hand and seal this 5th day of November, A.D. 1910.

Adrian C Honoré (SEAL)

WITNESSES:

Paul S Archer

State of Illinois,)
) ss.
County of Cook.)

I hereby certify that on this 5th day of November, A.D. 1910, before me, the undersigned authority, personally appeared in the State and County aforesaid, the said Adrian C. Honore, a bachelor, personally known to me to be the individual described in and who executed the above written deed of conveyance, and for himself, acknowledged that he signed, sealed and delivered the said deed freely and voluntarily and for the uses and purposes therein stated.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

My Notarial Commission expires on the 21st day of Dec. A.D. 1913. Frederick C Hack Notary Public in and for County of Cook, State of Illinois.

EXHIBIT 8-A

ADRIAN C. HONORE and
SEABOARD AIR LINE RAILWAY
Book 23, Pages 127-129, Dated November 5, 1910

Know all men by these presents, That the undersigned, ADRIAN C. HONORE, a bachelor of Chicago, Illinois, for and in consideration of the sum of one dollar ($1.00) and other good and valuable considerations this day to him in hand paid, the receipt whereof is herby acknowledged, does herby remise, release and forever quit claim unto the SEABOARD AIR LINE RAILWAY, a corporation of the State of Virginia and other States, a right of way for railroad purposes over and across the following described parcels of land, lying and being in the County of Manatee, and State of Florida:

(1) A strip of land one hundred (100) feet wide, being fifty (5)) feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the grantor herein in Sections three (3) and ten (10), Township thirty-seven (37) South, Range eighteen (18) East, Manatee County, Florida; said center line being described as follows:

Beginning at a point on the north line of the northwest quarter of the northeast quarter of Section three (3), Township thirty-seven (37) South, Range eighteen (18) east, seven hundred and twenty-four (724) feet west of the northeast corner thereof; running thence in a straight line

south twelve (12) degrees, eleven (11) minutes east, nine thousand eight hundred and fourteen (9814) feet, more or less, across said Section three (3), and crossing the south line of said section at a point eight hundred and eighty-eight (888) feet west of the southeast corner thereof, and across the East one-half of the northeast quarter and the northeast quarter of the southeast quarter of Section ten (10), Township thirty-seven (37) south, Range eighteen (18) East, and crossing the south line of said northeast quarter of the southeast quarter of Section ten (10) at a point thirty-three (33) fee west of the southwest corner thereof, and across the S.E. ¼ of the S.E. ¼ of said Section ten (10) to a point on the east line thereof. The said strip of land contains twenty-two and five-tenths (22.5) acres, more or less.

(2) A strip of land one hundred (100) feet wide, being fifty (50) feed on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the grantor herein in Sections fourteen (14), twenty-three (23), twenty-six (26) and thirty-five (35) Township thirty-seven (37) South, Range eighteen (19) East, and Sections two (2), one (1) and twelve (12), Township thirty-eight (38) South, Range eighteen (19) East, Manatee County, Florida; said center line being described as follows:

Beginning at a point on the North line of the northwest quarter of the northwest quarter of Section fourteen (14), Township thirty-seven (37) South, Range eighteen (18) East, two hundred and fifty-two (252) feet

east of the northwest corner thereof; running thence in a straight line South twelve (12) degrees, eleven (11) minutes East, thirty-five thousand one hundred and eighty (35,180) feet, more or less, across Sections fourteen (14), twenty-three (23), twenty-six (26) and thirty-five (35) Township thirty-seven (37) South, Range eighteen (18) East, and Sections two (2), one (1) and twelve (12), Township thirty-eight (38) South, Range eighteen (18) East, crossing the South line of the southeast quarter of the southwest quarter of Section twelve (12) at a point six hundred eighty-eight (688) feet west of the southeast corner thereof. Said strip of land contains _____ acres, more or less.

(3) A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the grantor herein in the southeast quarter of Section thirteen (13), Section twenty-four (24) and the northeast quarter of the northeast quarter of Section twenty-five (25), Township thirty-eight (38) south, Range eighteen (18) East, Manatee County, Florida; said center line being described as follows:

Beginning at a point on the west line of the northwest quarter of the southeast quarter of Section thirteen (13), Township thirty-eight (38) South, Range eighteen (18) East, five hundred and sixty (560) feet, more or less, south of the northwest corner thereof; running thence in a straight line south twelve (12) degrees, eleven (11) minutes east, eight thousand nine hundred and twenty-five (8925) feet, more or less, across the southeast

quarter of Section thirteen (13) Section twenty-four (24), and the northeast quarter of the northeast quarter of Section twenty-five (25), Township thirty-eight (38) South, Range eighteen (18) East, to a point on the south line of the said northeast quarter of the northeast quarter of Section twenty-five (25), distant five hundred sixty-five (565) feet, more or less, east of the southwest corner thereof. Said strip of land contains twenty and five tenths (20.5) acres, more or less.

(4) A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway, as located across lands owned by the grantor herein in the northeast quarter of the southeast quarter and the northeast quarter of the southeast quarter of the southeast quarter of Section twenty-five (25), Township thirty-eight (38) South, Range eighteen (18) East, Manatee County, Florida; said center line being described as follows:

Beginning at a point on the north line of the northeast quarter of the southeast quarter of Section twenty-five (25) , Township thirty-eight (38) South, Range eighteen (18) East, four hundred and sixty-seven (467) feet west of the northeast corner thereof; running thence in a straight line south twelve (12) degrees, eleven (11) minutes east, a distance of two thousand and fifteen (2015) feet, more or less, to a point on the south line of the northeast quarter of the southeast quarter of the southeast quarter of Section twenty-five (25), distant forty-five (45) feet, more

or less, west of the southeast corner thereof. Said strip of land contains four and six-tenths (4.6) acres, more or less.

TO HAVE AND TO HOLD the said premises unto the said Seaboard Air Line Railway, its successors and assigns and to its or their own proper use, benefit and behoof forever for railroad purpose.

This conveyance is made upon the express condition, however that if the Seaboard Air Line Railway shall not construct upon said land and commence the operation thereon with one year of the date hereof of a line of railroad, or, if at any time thereafter the said Seaboard Air Line Railway shall abandon said land for railroad purposes then the above described places and parcels of land shall ipso facto revert to and again become the property of the undersigned, his heirs, administrators and assigns.

IN TESTIMONY WHEREOF the undersigned has hereunto set his hand and seal this 5th day of November, A.D. 1910.

Adrian C. Honore (Seal)
Witnesses:
Parks C. Archer
Allen (Last name Illegible)
State of Illinois)
) ss.
County of Cook.

I hereby certify that on this 5th day of November, A.D. 1910, before me, the undersigned authority, personally appeared in the State and County

aforesaid, the said Adrian C. Honore, a bachelor, personally known to me to be the individual described in and who executed the above written deed of conveyance, and for himself, acknowledged that he signed, sealed and delivered the said deed freely and voluntarily and for the uses and purposes therein stated.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my Notarial Seal the day and year above written.

Frederick C. Hack

EXHIBIT 9

IN THE UNITED STATES COURT OF FEDERAL CLAIMS

4023 SAWYER ROAD I, LLC, *et al*.,	)	
Plaintiffs,	)	No. 19-757 L
v.	)	Judge Edward H. Meyers
THE UNITED STATES OF AMERICA,	)	
Defendant.	)	

JOINT TITLE STIPULATIONS AND JOINT STATUS REPORT

Pursuant to the Court's October 16, 2020 order, ECF No. 39, the parties submit these joint title stipulations and a joint status report proposing a schedule for further proceedings in the case.

JOINT TITLE STIPULATIONS

These stipulations are expressly based on facts and information available and known to the parties at the time of this filing, and are subject to modification or revocation by either party should that party determine that a stipulation contains or is based on an inaccurate fact or application of law to fact. These stipulations relate to the nature of the interest conveyed to or acquired by the railroad company in the railroad corridor at issue in this case. These stipulations are not intended to be binding, and shall not be used or cited, in any other action or proceeding. The parties stipulate that all issues as to title are resolved for each plaintiff identified in the chart below:

Plaintiff	Parcel Number
Julia R. Adkins and Austin C. Murphy	0071-16-0052
Randal and Joyce Albritton	0071-16-0076
Lee Alderman Louis L. Alderman 2013 Revocable Trust	0071-09-0002
Bradley and Susan Anderson	0071-08-0027
Geoffrey Bolton	0070-07-0019
Nicholas J. and Danette L. Boris	0071-08-0028
Endia K. and Gary Callahan	0071-16-0068
Martin Carrillo-Plata	0070-02-0021
Steven and Virginia Courtenay	0070-15-0018
Elise J. Duranceau	0070-07-0018
William and Brooke Grames	0089-01-0055
Vincent and Karen Guglielmini	0070-02-0019
Noel K. Harris	0070-07-0014
Angelo and Sarah Hoag	0089-01-0057
Larry Hudspeth	0070-02-0018
Kristin and Daniel L. Jadush	0071-08-0026
Judy Johnson	0089-16-0006
Kenneth and Margaret Kellner	0070-15-0040
Joseph R. Knight	0070-07-0013
Patrick and Lisa Loyet	0070-15-0037
Thomas W. Marchese	0071-08-0029
Reuben S. and Kathy J. Martin	0070-15-0036
Jason and Karen McGuire	0070-15-0038
Jason and Karen McGuire	0070-15-0039
Sue Moulton	0071-16-0064
Sue Moulton	0071-16-0061
Timothy and Mary Murphy	0071-02-0007
James Nalefski, Nicholas J. Nalefski, and Christopher A. Nalefski	0071-07-0027
Perry and Pamela O'Connor	0089-01-0070
Sueko O'Connor	0089-01-0064
David Oriente Pro Properties, LLC	0089-16-0005
Michele and Dorothy Paradiso	0070-15-0017
Todd and Carmen Perna	0071-01-0046
Patricia Pitts-Hamilton	0089-01-0069
Justin M. Reslan	0070-02-0022
Allen and Mary Ann Rieke	0071-16-0072
Michael A. Ritchie	0071-16-0070
Bob and Beth Ryan and Steve A. Ryan 4023 Sawyer Road I, LLC	0070-07-0059
Chad, Grace, and Robert Schaeffer	0071-07-0024
Russell S. Strayer	0089-01-0066
James and Glenda Thornton	0089-01-0051
Kenneth D. and Susan K. Wells	0071-07-0025
David and Anna Welsher	0071-16-0071
Zbigniew and Wislawa Wrobel	0071-01-0043
Stephen and Margaret Zawacki	0070-10-0037
Faith Simolari Philip Simolari Revocable Trust	0070-07-0039

EXHIBIT 9

JOINT STATUS REPORT

For the remaining plaintiffs, the parties are engaged in informal discovery—commonly referred to as the "claims book" process—to assess what property interest the plaintiffs owned on the date of the alleged taking. Pursuant to the Court's August 21, 2020 scheduling order, ECF No. 37, Defendant provided its initial claim book objections to Plaintiffs on September 18, 2020. Pursuant to the Court's October 14, 2020 scheduling order, ECF No. 39, Plaintiffs provided their reply and new title documents to Defendant on October 30, 2020. In their reply, Plaintiffs stated they are still researching some of Defendant's objections and will provide a further response at a later date. Plaintiffs expect to be able to provide that further response by November 13, 2020. Defendant is reviewing Plaintiffs' reply and new title documents, and will need time following the receipt of Plaintiffs' further response before replying to Plaintiffs.

To allow adequate time to complete the claims book process, the parties seek additional time to continue the claims book process and complete the tasks described above. The parties propose filing a joint status report with the Court on or before December 11, 2020, that apprises the Court of developments and proposes a schedule for further proceedings.

Respectfully submitted this 6th day of November 2020.

TRUE NORTH LAW, LLC

/s/ Mark F. (Thor) Hearne, II
MARK F. (THOR) HEARNE, II
Stephen S. Davis
True North Law, LLC
112 South Hanley Road, Suite 200
St. Louis, MO 63105
Phone: (314) 296-4000
Fax: (314) 296-4001
thor@truenorthlawgroup.com

Attorneys for Plaintiffs

PAUL E. SALAMANCA
Deputy Assistant Attorney General
Environment & Natural Resources Division

/s/ Zachary T. West
ZACHARY T. WEST
Trial Attorney
Natural Resources Section
PO Box 7611
Washington, DC 20044-7611
Telephone: (202) 532-3105
zachary.west@usdoj.gov

Attorneys for the United States

EXHIBIT 10

and to do all such

and to do all necessary work in connection therewith.

It is mutually agreed and understood that time shall be the essence of this contract,and that all covenants and agreements herein contained shall inure to the benefit of and bind the heirs,personal representatives and assigns of the parties hereto,respectively.

IN WITNESS WHEREOF, the parties hereto have hereunto ,and to a duplicate hereof of like tenor and effect,set their hands and seals,the day and year first above mentioned.

Signed,sealed and delivered in presence of

Iron Ross — Julia A. Dillinger (Seal)

G.B .Prime — Frank Dillinger (Seal)

M Economos (Seal)

State of Florida, County of Sarasota:

I hereby certify that on this day personally appeared before me,anofficer duly authorized to administer oaths and take acknowledgments, Julia A Dillinger, Frank Dillinger, her husband,and Mike Economos , to me well known and known to me to be the persons described in and who executed the foregoing Lease,and they severally acknowledged before me that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF I Have hereunto set my hand and affixed my official seal at Sarasota, in said County and State, this 31 day of July, A.D. 1923.

My Commission Expires.

Notarial Seal

Iron Ross

Notary Public

Notary Public for the State of Florida at Large ExPires March 12,1926

I HEREBY CERTIFY THAT the above and foregoing is a true and correct copy of the original which was filed for record on the first day of October at 12:0' Clock 1923, and was recorded on Oct 1st ,1923.

[redacted]

Clerk

3495

This Indenture, Made and entered into this 15th day of June, in the year of our Lord One Thousand Nine Hundred and Twenty three, Between Honore Palmer and Potter Palmer, Trustees under the will of Bertha Honore Palmer, deceased, of the County of Cook and State of Illinois, parties of the first part ,and the [redacted] RAILROAD COMPANY, a corporation created and organized under the laws of the State of Florida, party of the second part:

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WITNESSETH: that said parties of the first part , for and in consideration of the sum of

of lawful money of the United States of America, to them in hand paid by the said party of the of the second part , at or before the ensealing and delivery of these presents,the receipt whereof is hereby acknowledged,have granted ,bargained,sold,aliened,remised releas

released ,conveyed and confirmed,and by these presents do grant ,bargain,sell, alein remise,release,convey and confirm unto the said party of the second part,and its s sucessors and assignsupon the trusts and conditions hereinafter set out,all of these certain tracts or parcels of land situated,lying and being in the Counties of Manatee and Sarasota,State of Florida, as shown on a plat hereto attached and made a part hereof, to-wit:

First: In Manatee County,Florida.

(a) So much of a Strip of land One Hundred and Thirty feet in width,(being Sixty-five(65) feet on each Side of the center line of the Tampa Southern Railroad,as located and to be constructed) as may lie within the East Half of the East Half of SoutheaSt (S.E.¼) Quarter of Section thirty (30) and within the Northeast Quarter of the Northeast Quarter (N.E.¼ of NE.¼.)of Section Thirty -one (31)all in Township Thirty-five (35) South of Range Eighteen (18) East,extending from the North line of the said Northeast Quarter of Northeast quarter (NE¼ of NE¼) Southeast Quarter of SectionThirty (30) to the South line of said Section Thirty -one a distance of /Four Thousand One Hundred and Ninety-five (4195) feet more or less, containing Twelve and forty-five Hundredth (12.45) acres, more or less.

(b) So much of a strip of land one hundred and thirty (130) feet in width, (being sixty-five(65) feet on each side of the center line of the Tampa Southern Railroad,as located and to be constructed),as may lie within the South half of the Southwest Quarter of the Southwest Quarter (S½ of SW¼ of SW¼)of SectionThirty two (32) Township Thirty-five (35) South of Range Eighteen (18) East, Extending from the north line to the south line of said South Half of the Southwest quarter of the Southwest (S½ of SW¼ of SW¼) of said Section Thirty-two (32) in Township aforesaid hundred and sixty (660) feet more or less ,containing one and Ninety-seven one hundredth (1,97) acres ,more or less.

Second: In Sarasota County,Florida.

(a) so much of a strip of land one hundred and thirty (130) feet wide,(being Sixty-five (65) feet on each side of the center line of the Tampa Southern Railroad, as located and to be constructed), as may lie within the West Half of the West Half, (W½ of the W½) of Section Five (5)and within the East half of the East half (E½ of E½) of Section Six (6); all in Township Thirty-six (36) South, Range Eighteen (18) East, extending from the North lines of said Sections Five(5) and Six(6) to the South lines of said Sections Five (5) and Six(6) a distance of five thousand ,two hundred and twenty -six (5,226) feet more or less, containing

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containing fifteen and fifty -nine hundredths (15.59) acres more or less;
(b) A strip of land one hundred and thirty (130) feet wide.(being Sixty -five(65) feet on each side of the center line of the Tampa Southern Railroad,as located and and to be constructed)thru the Southwest Quarter of the Northwest quarter(SW¼ of NW¼) and the East half of the Southwest Quarter (W½ of SW¼) of Section Eight (8) Township Thirty -six (36) South,of Range Eighteen (18) East,extending from the north line of the Southwest Quarter of the North-west Quarter (SW¼of NW¼) of said Section eight (8) to the South line of said Section eight (8),a distance of three thousand nine hundred and eighty (3980) feet more or less, containing eleven and eighty-eight hundredths(11.88) acres more or less:
(c) A strip of Land one hundred and thirty (130) feet wide,being sixty five (65) feet on each side of the center line of the Tampa Southern Railroad as located and to be constructed thru the North Half (N½)of the southwest quarter of the Northwest quarter(SW¼ of NW¼) and thru the east Half of the Northwest Quarter of the Southwest quarter(E½ of NW¼ of SW¼) of section Seventeen (17) Township Thirty-six (36) South,of Range Eighteen (18) East,extending from the North line to the South line of the North Half of the Southwest Quarter of the Northwest Quarter (N½ of SW¼ of NW¼) and from the North line of the east Half of the Northwest Quarter of the Southwest Quarter(E½ Of NW¼ of SW¼) to the east line of the East Half of the North-west Quarter of the Southwest Quarter of Section Seventeen (17), township Thirty-six (36) South of Range Eighteen (18) East, a total distance of Nine Hundred (900) feet, more or less, containing Two and Ninety-eight(2.98)acres,more or less .
(d) So much of a strip of land one hundred and thirty (130) feet wide ,(being sixty-five(65) feet on each side of the center line of the Tampa Southern Railroad as located and to be constructed) thru the Southeast quarter of the Southwest quarter (SE¼ of SW¼) of Section Seventeen (17), Township Thirty-six (36) South, of Range Eighteen (18) east as may lie within a strip of land two hundred and eighty (280) feet wide,in and adjoining the East side of the Southeast quarter of the Southwest quarter (SE¼ of SW¼) of Said Section Seventeen (17) together with the remaining area in said strip of land two hundred and eighty (280) feet Wide Which strip or of land two hundred and eighty (280) feet in width extends from the North line to the South line of the Southeast quarter of the Southwest quarter (SE¼ of SW¼) of said Section Seventeen (17) , a distance of one thousand three hundred and twenty (1320) feet more or less: the land hereby conveyed containing eight and forty-eight (8.48) acres,more or less.
(e) A strip of land fifty (50) feet wide,being twenty-five (25) feet on each side of the center line of the Tampa Southern Railroad as located and to be constructed thru the Northhalf of the Southeast quarter of the Southeast quarter of Section Twenty-one(21) and thru the South Half of the Southwest quarter of the

Southwest quarter of Section Twenty-two (22) all in Township Thirty-six (36) South, of Rang Range Eighteen (18) East extending from the west Line of the South Half of the Southeast east quarter of the Southeast quarter of Section Twenty-one to the EaSt line of the Southwest quarter of the Southwest quarter of Section Twenty-two (22) a distance of Two thousand six hundred and forty feet more or less ,containing three and thirty-three hundredth(3.33)acresmore or less.

(f) So much of a strip of land one hundred and thirty (130) feet wide,being sixty-five (65) feet on each side of the center line of the Tampa Southern Railroad, as located and to be constructed along or near the dividing line between Sections Twenty -two(22) and Twenty -seven (27) of Township Thirty-six(36)of Range Eighteen (18) East ,as may lie within the Southeast quarter of the Southwest quarter ($SE\frac{1}{4}$ of $SW\frac{1}{4}$) of said Section Twenty-two(22) and within the Northeast quarter of the Northwest quarter ($NE\frac{1}{4}$ of $NW\frac{1}{4}$) of said Section Twenty-seven(27) and within the South half of the Southeast quarter ($S\frac{1}{2}$ of $SE\frac{1}{4}$) of said Section Twenty-two(22) and within the North Half of the Northeast quarter ($N\frac{1}{2}$ of $NE\frac{1}{4}$) of said Section Twenty Sec seven (27):

Said strip of land extending from the West lines of the Southeast quarter of the Southwest quarter ($SE\frac{1}{4}$ of $SW\frac{1}{4}$) of said Section Twenty-two (22) and the Northeast quarter of the Southwest quarter ($NE\frac{1}{4}$ of $SW\frac{1}{4}$ of said Section Twenty-seven(27) to the east lines of said Sections twenty-two(22) and Twenty -seven(27) a continuous distance of four thousand and twenty(4020) feet,more or less, containing twelve(12) acres more or less.

Together with all and singular ,the tenements,hereditaments,and appurtenances thereunto belonging or in anywise appertaining,and the reversions remainders,rents,issues and profits thereof and also all the estate,right,title, interest,dower,and right of dower,property,possession,claim and demand whatsoever of the said parties of the first part ,both in law and in equity of in and to the above granted premises,with the hereditaments and appurtenances.

This deed is given for the sole purpose of transferring to said grantee a right of right of way for railroad purposes, and upon the express provision that said grantee shall shall construct its railroad from Bradentown to Sarasota, Florida, over said right of way within twenty four months from the date of this instrument. Should said grantee not construct said railroad as herein set out, or should any part of the said land not be used for railroad purposes,or should same at any time be abandoned for railroad purposes,then the land so abandoned for such purposes,or not used for such purposes shall revert to the grantors,their heirs,successors or assigns.

TO HAVE AND TO HOLD the same in fee simple forever .

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises,that they are free from all

Incumbrances and that they have good right and lawful authority to sell the same and the said parties of the first part do hereby fully warrant the title to the said land,and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals,as Trustees,aforesaid,the day and year above written.

Honore Palmer (Seal)

Potter Palmer (Seal)

Trustees under the will of

Bertha Honore Palmer ,deceased.

Signed,sealed and delivered in the presence of :

Robert K.Mountz

M.Regan

State of Illinois, County of Cook. I, a Notary Public of the State of Illinois and County of Cook,do hereby certify that Honore Palmer and Potter Palmer, Trustees under the will of Bertha Honore Palmer deceased,personally known to me to be the individuals described in and who executed the foregoing instrument as such Trustees, this day personally appeared before me and acknowledged that they executed the said instrument for the purposes therein expressed, as such Trustees, whereupon it is prayed that the same may be recorded.

IN WITNESS WHEREOF, I Have hereunto set my hand and affixed my official seal, in the County Cook and State of Illinois this 15th day of June A.D.1923 .

M.Murphy

Notary Public.

My My Commission Expires June 2nd 1924.

(Notarial Seal)

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of the original which was filed for record Oct 1st at 2:0'Clock 1923.and was recorded the 2nd day of October 1923.

RECORD VERIFIED

Clerk.

3498.

State of Virginia ,County of Richmond,To-Wit:

I hereby certify that on this 15th day of March A.D. 1919 before me ,a Notary Public in and for the City of Richmond aforesaid, personally came L.M. Williams and S.H.Bemiss who are to me well known and known to me to be the persons described in and who executed the foregoing instrument as President and Secretary, respectively,of Southern Investment Company,a corporation created and existing under the laws of the State of Delaware,and severally and respectively acknowledged

EXHIBIT 10-A

HONORÉ PALMER AND POTTER PALMER and TAMPA SOUTHERN RAILROAD COMPANY
Book 11, Page 524-528, Dated June 15, 1923

This Indenture, made and entered into this 15th day of June, in the year of our Lord One Thousand Nine Hundred and Twenty Three, Between Honore Palmer and Potter Palmer, Trustees under the will of Bertha Honore Palmer, deceased, of the County of Cook and State of Illinois, parties of the first part, and the TAMPA SOUTHERN RAILROAD COMPANY, a corporation created and organized under the laws of the State of Florida, party of the second part:

WITNESSETH: that said parties of the first part [Honoré Palmer and Potter Palmer], for and in consideration of the sum of: _____ of lawful money of the United States of America, to them in hand paid by the said party of the of the second part [Tampa Southern Railroad Company], at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and by these presents do grant, bargain, sell, alein, remise, release, convey, and confirm unto the said party of the second part, and its successors and assigns, upon the terms and conditions hereinafter set out, all of these certain tracts

or parcels of land situated, lying and being in the Counties of Manatee and Sarasota, State of Florida, as shown on a plat hereto attached and made a part hereof, to-wit:

First: In Manatee County, Florida.

(a) So much of a Strip of land One Hundred and Thirty Feet in width, (being Sixty-five (65) feet on each Side of the center line of the Tampa Southern Railroad, as locate and to be constructed) as may lie within the East Half of the East Half of Southeast (S.E.4) Quarter of Section Thirty (30) and within the Northeast Quarter of the Northeast Quarter (N.E.1/4 of N.E.1/4) of Section Thirty-one (31) all in Township Thirty-five (35) South of Range Eighteen (18) East, extending from the north line of the Southeast Quarter of Section Thirty (30) to the south line of said Northeast Quarter of Northeast Quarter (N.E.1/4 of N.E.1/4) of said section Thirty-one, a distance of /Four Thousand One Hundred and Ninety-Five (4195) feet more or less, containing Twelve and forty-five Hundredth (12.45) acres, more or less.

(b) So much of a strip of land one hundred and thirty (130) feet in width (being sixty-five(65) feet on each side of the center line of the Tampa Southern

Railroad, as located and to be constructed), as may lie within the South half of the Southwest Quarter of the Southwest Quarter (S1/4 of SW1/4 of SW1/4) of Section Thirty two (32) Township Thirty-five (35) South of Range Eighteen (18) East, extending from the north line to the south line of said South Half of the Southwest Corner of the Southwest (S1/2 of SW1/4 of SW1/4) of said Section Thirty-two (32), a distance of Six Hundred and Sixty (660) feet more or less, containing one and Ninety-seven hundredth (1.97) acres, more or less.

Second: In Sarasota County, Florida

(a) So much of a strip of land one hundred and thirty (130) feet wide,(being sixty-five (65) feet on each side of the center line of the Tampa Southern Railroad, as located and to be constructed), as may lie withing the West Half of the West Half, (W1/2 of W1/2) of Section Five (5) and within the East half of the East half (E1/2 of E1/2) of Section Six (6); all in Township Thirty-six (36) South, Range Eighteen (18) East, extending from the North lines of said Section Five (5) and Six (6) to the south lines of said sections Five (5) and Six (6) a distance of five thousand, two hundred and twenty six (5,226) feet more or less, containing fifteen and fifty-nine hundredths (15.59) acres more or less;

(b) A strip of land one hundred and thirty (130) feet wide, (being sixty five (65) feet on each side of the center line of the Tampa Southern Railroad, as located and is to be constructed) thru the Southwest Quarter of the Northwest quarter (SW1/4 of NW1/4) and the west half of the southwestern quarter (W1/2 of SW1/4) of Section Eight (8) Township Thirty-Six (36) South, of Range Eighteen (18) East, extending from the north line of the Southwest Quarter of the North-west Quarter (SW1/4 of NW1/4) of said Section eight (8) to the South line of said section eight (8), a distance of three thousand nine hundred and eighty (3980) feet more or less, containing eleven and eighty-eight hundredths (11.88) acres more or less.

(c) A strip of land one hundred and thirty (130) feet wide, (being sixty five (65) feet on each side of the center line of the Tampa Southern Railroad, as located and is to be constructed) thru the North half (N1/2) of the Southwest quarter of the Northwest quarter (SW1/4 of NW1/4) and thru the east Half of the Northwest Quarter of the Southwest quarter (E1/2 of NW1/4 of SW1/4) of section Seventeen (17) Township Thirty-six (36) south of Range Eighteen (18) east, a total distance of Nine Hundred (900) feet, more or less, containing Two and Ninety-eight hundredths (2.98) acres more or less.

(d) So much of a strip of land one hundred and thirty (130) feet wide, (being sixty-five (65) feet on each side of the center line of the Tampa Southern

Railroad as located and to be constructed) thru the Southeast quarter of the Southwest quarter (SE1/4 of SW1/4) of Section Seventeen (17) Township Thirty-six (36) South, of Range Eighteen (18) east as may lie within a strip of land two hundred and eighty (280) feet wide, in and adjoining the West side of the Southeast quarter of the Southwest quarter (SE1/4 of SW1/4) of said Section Seventeen (17) together with the remaining area in said strip of land two hundred and eighty (280) feet Wide Which strip or of land two hundred and eighty (280) feet in width extends from the North line to the South line of the Southeast quarter of the Southwest quarter (SE1/4 of SW1/4) of said section Seventeen (17), a distance of one thousand three hundred and twenty (1320) feet more or less; the hand hereby conveyed containing eight and forty-eight hundredths (8.48) acres, more or less.

(e) A strip of land fifty (50) feet wide, being twenty-five (25) feet on each side of the center line of the Tampa Southern Railroad as located and to be constructed through the Southern half of the Southeast Quarter of the Southeast quarter of section Twenty-one (21) and thru the South Half of the Southwest quarter of the Southwest quarter of Section Twenty-Two (22) all in Township Thirty-Six (36) South, of Range Eighteen (18) East extending from the west Line of the South Half of the Southeast quarter of the Southeast quarter of Section Twenty-one to the East line of the Southeast quarter of the southwest quarter of Section Twenty-two (22), a distance of two thousand six hundred and forty feet

more or less, containing three and thirty-three hundredths (3.33) acres more or less.

(f) So much of a strip of land one hundred and thirty (130) feet wide, being sixty-five (65) feet on each side of the center line of the Tampa Southern Railroad, as located and to be constructed along or near the dividing line between Sections Twenty-Two (22) and Twenty-seven (27) of Township Thirty-six (36) of Range Eighteen (18) East, as may lie within the Southeast quarter of the Southwest quarter (SE1/4 of SW1/4) of said section Twenty-Two (22) and within the south half of the southeast quarter (S1/2 of SE1/4) of said Section Twenty-Seven (27) and within the South half of the Southeast quarter (S1/2 of SE1/4) of said section Twenty-two (22) and within the North half of the Northeast quarter (N1/2 of NE1/4) of said Section Twenty Seven (27)

Said strip of land extending from the West lines of the Southeast quarter of the

Southwest quarter (SE1/4 of SW1/4) of said section Twenty-Two (22) and the Northeast quarter of the Southwest quarter (NE1/4 of SW1/4) of said section Twenty-Seven (27) to the east lines of said sections twenty-two (22) and Twenty-seven (27) a continuous distance of four thousand and twenty (4020) feet, more or less, containing twelve (12) acres more or less.

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions reminders, rents, issues, and profits thereof and else all the estate, right, title, interest, dower, and right of dower, property possession, claim, and demand whatsoever of the said parties of the first part [Honoré Palmer and Potter Palmer], both in law and in equity of in and to the above granted premises with the hereditaments and appurtenances.

This deed is given for the sole purpose of transferring to said grantee [Tampa Southern Railroad] a right of way for railroad purposes and upon the express provision that said grantee shall construct its railroad from Bradenton to Sarasota, Florida, over said right of way within twenty four months from the date of this instrument. Should said grantee not construct said railroad as herein set out, or should any part of the said lane not be used for railroad purposes, or should some at any time be abandoned for railroad purposes, than the land is so abandoned for such purposes, or not used for such purposes shall revert to the grantors, their heirs, successors, or assigns.

TO HAVE AND TO HOLD the same in fee simple forever. And the said parties of the first part [Honoré Palmer and Potter Palmer] do covenant with the said party of the second part [Tampa Southern Railroad] that they are lawfully seized of the said premises, that they are free from all encumbrance and that they have

good right and lawful authority to sell the same and the said parties of the first part do hereby fully warrant the title to the said land, and will defend the same against the lawful claim of all persons whomever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, as Trustees, aforesaid, the day and year above written.

Honore Palmer (Seal)

Potter Palmer (Seal)

Trustees under the will of Bertha Honore Palmer, deceased.

Signed, sealed and delivered in the presence of:

Robert E. Meuztz

M. Rogen

State of Illinois, County of Cook. I, a Notary Public of the State of Illinois and County of Cook, do hereby testify that Honore Palmer and Potter Palmer, Trustees under the will of Berthe Honore Palmer deceased, personally known to me to be the individuals described in and who executed the foregoing instrument as such Trustees, this day personally appeared before me and acknowledged that they executed the said instrument for the purposes therein expressed, as such trustees, whereupon it is prayed that the same may be received.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official Seal, in the County of Cook and State of Illinois this 15th day of June A.D. 1923.

M. Murphy

_____Notary Public

My Commission Expires June 2nd 1924.

(Notarial Seal)

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of the original which was filed for record Oct 1st at 2:0'Clock 1923 and was recorded the 2nd day of October 1923.

EXHIBIT 11

THIRTEENTH CENSUS OF THE UNITED STATES: 1910 — POPULATION

COUNTY [redacted] TOWNSHIP OR OTHER DIVISION OF COUNTY Sarasota Precinct 7 NAME OF INCORPORATED PLACE [redacted] ENUMERATION DISTRICT NO. [redacted] A

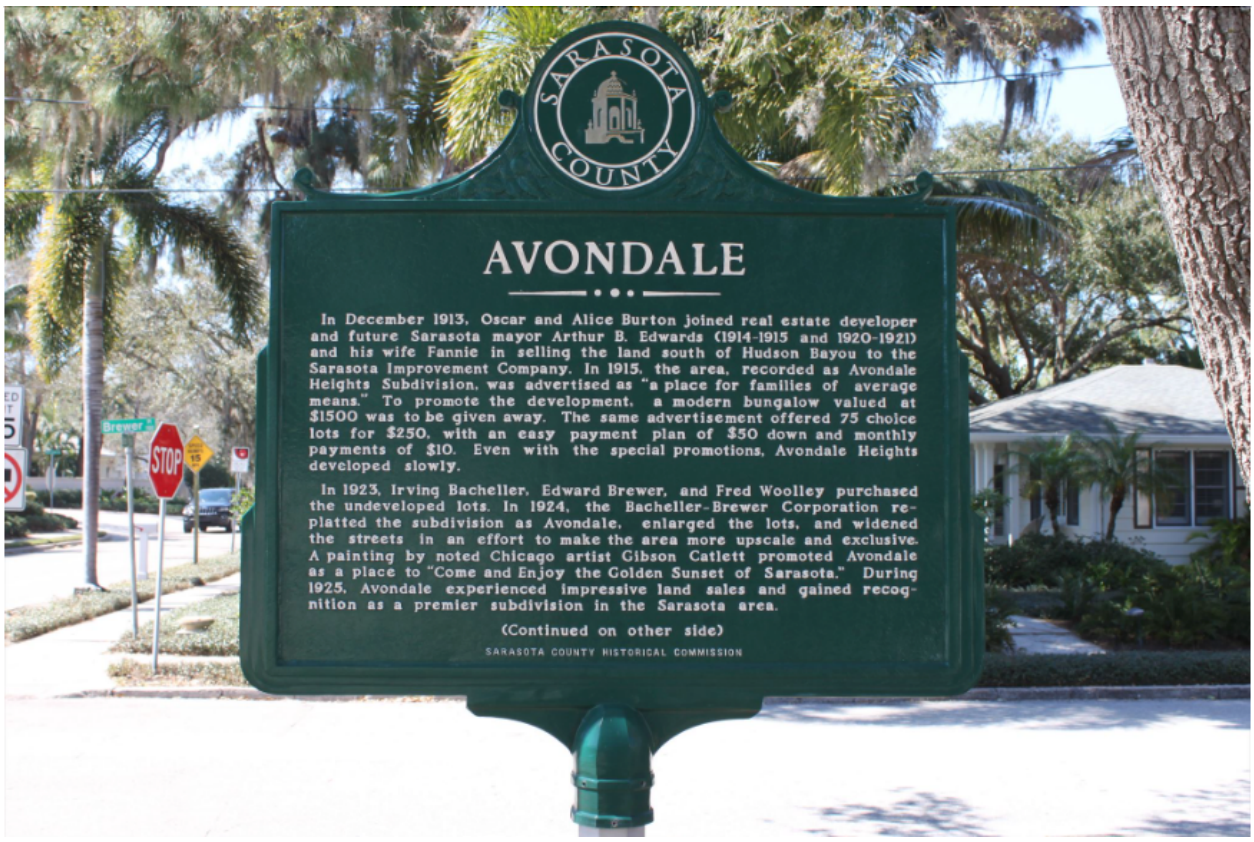
NAME OF INSTITUTION [redacted] WARD OF CITY [redacted]

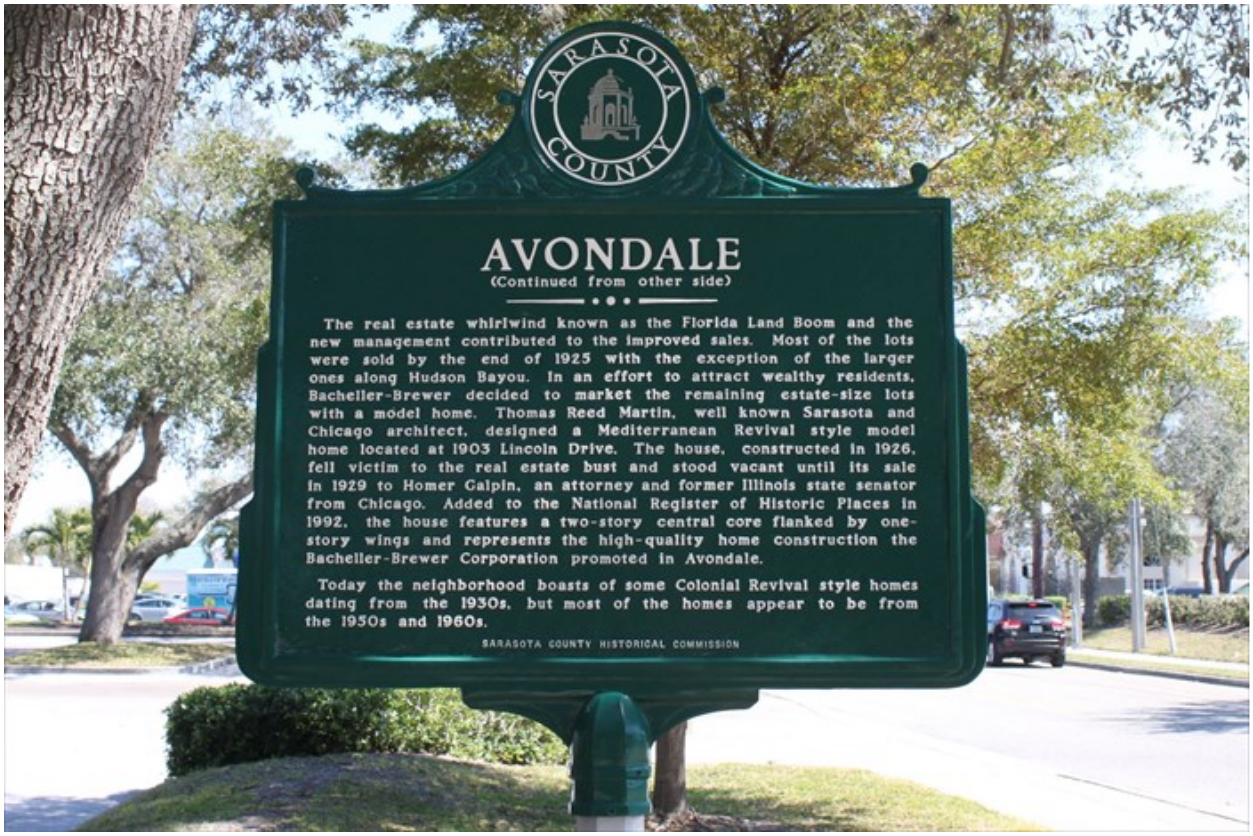
ENUMERATED BY ME ON THE 24 DAY OF April 1910. ENUMERATOR 2674

LOCATION.		NAME of each person whose place of abode on April 15, 1910, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on April 15, 1910. Omit children born since April 15, 1910.	RELATION. Relationship of this person to the head of the family.	PERSONAL DESCRIPTION.							NATIVITY.			CITIZENSHIP.			OCCUPATION.				EDUCATION.			HOUSEHOLD OF HOME.						
Street, avenue, road, etc.	House number (in cities or towns)	Number of family (in order of visitation)	Number of dwelling house (in order of visitation)			Sex.	Color or race.	Age at last birthday.	Whether single, married, widowed, or divorced.	Number of years married.	Mother of how many children. Number born.	Mother of how many children. Number now living.	Place of birth of this Person.	Place of birth of Father of this person.	Place of birth of Mother of this person.	Year of immigration to the United States.	Whether naturalized or alien.	Whether able to speak English; or, if not, give language spoken.	Trade or profession of, or particular kind of work done by this person, as spinner, salesman, farmer, etc.	General nature of industry, business, or establishment in which this person works, as cotton mill, dry goods store, farm, etc.	Whether an employer, employee, or working on own account.	If an employee—Whether out of work on April 15, 1910.	If an employee—Number of weeks out of work during year 1909.	Whether able to read.	Whether able to write.	Attended school any time since Sept. 1, 1909.	Owned or rented.	Owned free or mortgaged.	Farm or house.	Number of farm schedule.	Whether a survivor of the Union or Confederate Army or Navy.	Whether blind (both eyes).	Whether deaf and dumb.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
	42	42	Burton Cesar A	Head	M	W	50	M1	6			Vermont	Vermont	Vermont			English	Physician	General Practice	Own	365	0	Yes	Yes		O	H		5			
			Alice A	Wife	F	W	32	M1	6	4	4	Minnesota	Pennsylvania	Pennsylvania			England	None					Yes	Yes								
			Alice R	Daughter	F	W	3	S				Minnesota	Vermont	Minnesota				None														
			Frances	Servant	F	W	19	S				Minnesota	Vermont	Minnesota				None														
			Elizabeth A	Servant	F	W	3	S				Minnesota	Vermont	Minnesota				None														
			Emma Maria	Servant	F	W	5/12	S				Florida	Vermont	Minnesota				None														
	43	43	Prentice Williams T	Head	M	W	36	M1	9			English (Eng)	England Eng	England Eng	1899	Na	English	Ship Steward	Steamer Property	W	365	0	Yes	Yes		W	R	1	8	1	0		
			Alexandra	Wife	F	W	28	M1	5			Russia	North Carolina	Massachusetts			England	None					Yes	Yes								
	44	44	Blackburn George W	Head	M	W	70	M1	32			Iowa	Ohio	Pennsylvania			England	Merchant	Hardware	Own	365	0	Yes	Yes		W	R	3	3	3	X		
			Frances	Wife	F	W	68	M1	22	2	2	Georgia	Georgia	Georgia			England	None					Yes	Yes								
			Oliver B	Son	M	W	22	S				Florida	Iowa	Georgia			England	Clerk	Hardware Store	Wk	52	0	Yes	Yes	Yes				40	7	3	X		
	45	45	Barber Ephraim J	Head	M	W	78	M1	8			South Carolina	South Carolina	South Carolina			England	Minister	Pastor Church	Wk	100		Yes	Yes		W	R						
			Tabitha J	Wife	F	W	69	M2	8	5	6	Georgia	South Carolina	Georgia			England	None					Yes	Yes								

EXHIBIT 11

EXHIBIT 12


SARASOTA COUNTY
AVONDALE
In December 1913, Oscar and Alice Burton joined real estate developer and future Sarasota mayor Arthur B. Edwards (1914-1915 and 1920-1921) and his wife Fannie in selling the land south of Hudson Bayou to the Sarasota Improvement Company. In 1915, the area, recorded as Avondale Heights Subdivision, was advertised as "a place for families of average means." To promote the development, a modern bungalow valued at $1500 was to be given away. The same advertisement offered 75 choice lots for $250, with an easy payment plan of $50 down and monthly payments of $10. Even with the special promotions, Avondale Heights developed slowly.
In 1923, Irving Bacheller, Edward Brewer, and Fred Woolley purchased the undeveloped lots. In 1924, the Bacheller-Brewer Corporation re-platted the subdivision as Avondale, enlarged the lots, and widened the streets in an effort to make the area more upscale and exclusive. A painting by noted Chicago artist Gibson Catlett promoted Avondale as a place to "Come and Enjoy the Golden Sunset of Sarasota." During 1925, Avondale experienced impressive land sales and gained recognition as a premier subdivision in the Sarasota area.
(Continued on other side)
SARASOTA COUNTY HISTORICAL COMMISSION
STOP
Brewer


SARASOTA COUNTY
AVONDALE
(Continued from other side)
The real estate whirlwind known as the Florida Land Boom and the new management contributed to the improved sales. Most of the lots were sold by the end of 1925 with the exception of the larger ones along Hudson Bayou. In an effort to attract wealthy residents, Bacheller-Brewer decided to market the remaining estate-size lots with a model home. Thomas Reed Martin, well known Sarasota and Chicago architect, designed a Mediterranean Revival style model home located at 1903 Lincoln Drive. The house, constructed in 1926, fell victim to the real estate bust and stood vacant until its sale in 1929 to Homer Galpin, an attorney and former Illinois state senator from Chicago. Added to the National Register of Historic Places in 1992, the house features a two-story central core flanked by one-story wings and represents the high-quality home construction the Bacheller-Brewer Corporation promoted in Avondale.
Today the neighborhood boasts of some Colonial Revival style homes dating from the 1930s, but most of the homes appear to be from the 1950s and 1960s.
SARASOTA COUNTY HISTORICAL COMMISSION

TEXT OF FRONT AND REVERSE

AVONDALE

In December 1913, Oscar and Alice Burton joined real estate developer and future Sarasota mayor Arthur B. Edwards (1914-1915 and 1920-1921) and his wife Fannie in selling the land south of Hudson Bayou to the Sarasota Improvement Company. In 1915, the area, recorded as Avondale Heights Subdivision, was advertised as "a place for families of average means." To promote the development, a modern bungalow valued at $1500 was to be given away. The same advertisement offered 75 choice lots for $250, with an easy payment plan of $50 down and monthly payments of $10. Even with the special promotions, Avondale Heights developed slowly.

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(Continued on other side)

SARASOTA COUNTY HISTORICAL COMMISSION

AVONDALE

(Continued from other side)

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Today the neighborhood boasts of some Colonial Revival style homes dating from the 1930s, but most of the homes appear to be from the 1950s and 1960s.

SARASOTA COUNTY HISTORICAL COMMISSION

EXHIBIT 13

Book 23
58

THIS DEED, made this fifth day of October, 1910, between Oscar A. Burton and Alice H. Burton, his wife, of Albert Lea, Minnesota, parties of the first part; Sarasota Land Company, a corporation of the State of New Jersey party of the second part; and the Seaboard Air Line Railway, a corporation of Virginia and other States, party of the third part. WHEREAS, the parties of the first part own certain lands in Manatee County, State of Florida, which they have hereto-fore, to-wit: on the 20th day of February, 1909 contracted in writing to sell to Frank S. Colton and Neville Bailey, which latter parties have transferred to the party of the second part all their right and interest in and to said contract of sale; and WHEREAS, said parties of the first part, with the consent of the said party of the second part, testified to By its becoming a party to and signing this deed, have agreed to convey unto the party of the third part the land as hereinafter more fully described, the same being a portion of that embraced within the aforesaid contract of sale; NOW, THEREFORE, in consideration of the sum of Five Dollars ($5.00) in hand paid and other considerations deemed valuable at law, the parties of the first part do hereby grant, bargain, sell and convey unto the party of the third part the following property, to-wit: A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the said parties of the first part in the east 1/2 of the SW¼ of Section 27, Township 36 South, Range 18 East, Manatee County, Florida; said center line being described as follows: Beginning at the point on the north line of the east ½ of the SW¼ of Section 27, Township 36 South, Range 18 East, 106 feet East of the Northwest corner thereof, running thence South 12 degrees, 11 minutes east a distance of 2700 feet, more or less, to a point on the South Line of Said East ½ of the SW¼ of Section 27, distant 665 feet, more or less, west of the Southeast corner thereof. Said strip of land contains 6.2 acres, more or less. TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and every right, title or interest, legal or equitable, of the said parties of the first part in and to the same.

TO HAVE AND TO HOLD the same unto the said party of the third part its successors and assigns, to its or their own proper use, benefit and behoof, forever.

And the said party of the second part, for value received , doth hereby sell, transfer and assign unto the party of the third part all its right, title and interest in and to the aforesaid contract of sale of February 20th, 1909, so far as the same effects the property hereby conveyed, and hereby consents to this conveyance of said property.

IN TESTIMONY WHEREOF, witness the following signatures and seals:

EXHIBIT 13
4023SAWYER000173

Witness
L. T. Stalnaker

OSCAR A. BURTON (SEAL)

V. I. Hancock

ALICE H. BURTON (SEAL)

(CORPORATE SEAL)

SARASOTA LAND COMPANY,

Attest:
W. W. Stevenson
Secretary.

By Geo. C. Brown
President.

STATE OF MINNESOTA)
(SS.
COUNTY OF FREEBRON)

I hereby certify that on the 5th day of October, A. D. 1910, before me, the undersigned authority, personally appeared in the County and State aforesaid, Oscar A. Burton and Alice H. Burton, his wife, personally known to me to be the individuals described in and who as parties of the first part executed the above written deed of conveyance, and each for himself and herself acknowledged that they signed, sealed and delivered the said deed freely and voluntarily and for the purposes therein stated, and afterwards on the same day and at the same place, the said Alice H. Burton, wife of the said Oscar A. Burton, on an examination taken and made by me separately and apart from her said husband, acknowledged for herself that she executed said deed for the purpose of forever selling , transferring, conveying, renouncing and relinquishing all her dower and right of dower and all her right, title and interest in and to the lands described in and conveyed by said deed of conveyance, and that she executed such deed of conveyance for such purposes freely and voluntarily and without compulsion, constraint, apprehension or fear of or from her said husband.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

D. R. P. Hibbs
Notary Public in and for the State of Minnesota at County of Freeborn.

(NOTARIAL SEAL)

My commission expires: March 21, 1914.

STATE OF NEW YORK, COUNTY OF NEW YORK.)SS.:- Personally appeared before me this 18th day of October, A. D., 1910 Geo C. Brown to me well known to be the President, and W. W. Stevenson to me well known to be the Secretary, respectively, of the Sarasota Land Company, a corporation, who severally acknowledged that they executed the foregoing instrument as such President and Secretary, respectively, for and on behalf of the said Sarasota Land Company, and as its act and deed, for the uses and purposes therein expressed; that they did so under and by virtue of authority conferred upon them by the Board of Directors of the said Sarasota Land Company; that the seal annexed thereto is the genuine seal of the said Sarasota Land Company, and was affixed thereto by the Secretary, he being the proper custodian thereof.

WITNESS my hand and official seal, the date aforesaid.

M. V. Finucane
Notary Public in and for the State of New York, County of New York.

(NOTARIAL SEAL)

My commission expires: March 30- 1912.

The foregoing is a true cop of the original deed, which was filed for record and recorded this the 5th day of November, A. D. 1910 .

RECORD VERIFIED.

Clerk

EXHIBIT 13-A

OSCAR A. BURTON AND ALICE H. BURTON and
SARASOTA LAND COMPANY and
SEABOARD AIR LINE RAILWAY
Book 23, Page 58, Dated October 5, 1910

THIS DEED, made this fifth day of October, 1910, between Oscar A. Burton and Alice H. Burton, his wife, of Albert Lea, Minnesota, parties of the first part; Sarasota Land Company, a corporation of the State of New Jersey party of the second part; and the Seaboard Air Line Railway, a corporation of Virginia and other States, party of the third part.

WHEREAS, the [Burtons] own certain lands in Manatee County, State of Florida, which they have hereto-fore, to-wit: on the 20th day of February, 1909 contracted in writing to sell to Frank S. Colton and Neville Bailey, which latter parties have transferred to [Sarasota Land Company] all their right and interest in and to said contract of sale; and

WHEREAS, [the Burtons], with the consent of [Sarasota Land Company], testified to By its becoming a party to and signing this deed, have agreed to convey unto [Seaboard Air Line Railway] the land as hereinafter more fully described, the same being a portion of that embraced withing the aforesaid contract of sale;

NOW, THEREFORE, in consideration of *the sum of Five Dollars ($5.00)* in hand paid and other considerations denied valuable at law, the [Burtons] do hereby grant, bargain, sell and convey unto the [Seaboard Air Line Railway] the following property, to-wit:

A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the [Burtons] in the east ½ of the SW1/4 of Section 27, Township 36 South, Range 18 East, Manatee County, Florida; *said center line being described as follows*:

Beginning at the point on the north line of the east ½ of the SW1/4 of Section 27, Township 36 South, Range 18 East, 106 feet East of the Northwest corner thereof, running thence South 12 degrees, 11 minutes east a distance of 2700 feet, more or less, to a point on the South Line of Said East ½ of the SW ¼ of Section 27, distant 665 feet, more or less, west of the Southeast corner thereof. Said strip of land contains 6.2 acres, more or less.

TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and every right, title or interest, legal or equitable, of the [Burtons] in and to the same.

TO HAVE AND TO HOLD the same unto [Seaboard Air Line Railway] its successors and assigns, *to its or their own proper use, benefit* and behoof, forever. And [Sarasota Land Company], for value received, doth hereby sell, transfer and assign unto [Seaboard Air Line Railway] all its right, title and interest in and to the aforesaid contract of sale of February 20th, 1909, so far as the same affects the

property hereby conveyed, and hereby consents to this conveyance of said property.

IN TESTIMONY WHEROF, witness the following signatures and seals:

Oscar A. Burton (SEAL)
Alice H. Burton (SEAL)
Sarasota Land Company,
By Geo. C. Brown – President
(CORPORATE SEAL)

Witness
L.T. Stalnaker
V.I. Hancock

Attest:
W.W. Stevenson, Secretary

STATE OF MINNESOTA)
) SS
COUNTY OF FREEBRON)

I hereby certify that on the 5th day of October, A.D. 1910, before me, the undersigned authority, personally appeared in the County and State aforesaid, Oscar A. Burton and Alice H. Burton, his wife, personally known to me to be the individuals described in and who as parties of the first part executed the above written deed of conveyance, and each for himself and herself acknowledged that they signed, sealed and delivered the said deed freely and voluntarily and for the purposes therein stated, and afterwards on the same day and at the same place, the said Alice H. Burton, wife of the said Oscar A. Burton, on an examination taken and made by me separately and apart from her said husband, acknowledged for herself that she executed said deed for the purpose of forever selling, transferring, conveying, renouncing and relinquishing all her dower and right of dower and all her right, title and interest in and to the lands described

in and conveyed by said deed of conveyance, and that she executed such deed of conveyance for such purposes freely and voluntarily and without compulsion, constraint, apprehension or fear of or from her said husband.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

D.R.P. Hibbs
Notary Public in and for the
State of Minnesota at County of Freeborn
(NOTARIAL SEAL)
My commission expires: March 21, 1914

STATE OF NEW YORK, COUNTY OF NEW YORK.) SS – Personally appeared before me this 18th day of October, A.D. 1910 Geo C. Brown to me well known to be the President, and W.W. Stevenson to me well known to be the Secretary, respectively, of the Sarasota Land Company, a corporation, who severally acknowledged that they executed the foregoing instrument as such President and Secretary, respectively, for and on behalf of the said Sarasota Land Company, and as its act and deed, for the uses and purposes therein expressed; that they did so under and by virtue of authority conferred upon them by the Board of Directors of the said Sarasota Land Company; that the seal annexed thereto is the genuine seal of the said Sarasota Land Company and was affixed thereto by the Secretary, he being the proper custodian thereof.

WITNESS my hand and official seal, the date aforesaid.
M.V. Finucane
Notary Public in and for the
State of New York, County of New York.
(NOTARIAL SEAL)
My commission expires: March 30, 1912

The foregoing is a true copy of the original deed, which was filed for record and recorded this the 5th day of November, A.D. 1910.

EXHIBIT 14

DB 19 (Manatee)

415

THIS DEED, Made this First day of July 1910, between the Sarasota Land Company, a corporation of the State of Delaware, party of the first part, and Seaboard Air Line Railway, party of the second part,

WITNESSETH, That for and in consideration of the sum of Five Dollars ($5 00) in hand paid, the receipt w ereof is hereby acknowledged, and other valuable considerations, the party of the first part hereby grants, bargains, sells and conveys unto the party of the second part all their right, title and interest, of any nature whatsoever in and to the following property, to-wit:

All those certain pieces or parcels of land lying and being in the County of Manatee, and State of Florida, and being described as follows:

A strip of land one hundred (100) feet wide, being fifty (50)-feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the said party of the first part in Section 34 Township 36 South, Range 18 East, Manatee County, Florida. Said center line being described as follows:

Beginning at a point on the North line of the NE¼ of the NW¼ of Section 34, Township 36 South, Range 18 East, 665 feet, more or less, West of the Northeast corner thereof; running thence South 12° 11' East a distance of 6239 feet, more or less, to a point on the South line of the SW¼ OF the SE¼ of said Section 34, distant 724 feet West of the Southeast corner thereof. Said strip of land contains 14.32 acres, more or less.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances there unto belonging or appertaining, and every right, title or interest, legal or equitable, of the said parties of the first part in and to the same.

IN TESTIMONY WHEREOF, Witness the following signatures and seal.

Geo. C. Brown
President, Sarasota Land Company

ATTEST:
W. W. Stevenson
Secretary , Sarasota Land Company. (CORPORATE SEAL)

STATE OF NEW YORK :
:SS
COUNTY OF NEW YORK:

Personally appeared before me this First Day of July, A. D. 1910, George. C. Brown to me well known to be the President , and W. W. Stevenson, to me well known tobe the Secretary, respectively, of the Sarasota Land Company, a corporation, who severally acknowledged that they executed the forego inginstrument as such President and Secretary, respectively, for and on behalf of the said Sarasota Land Company, and as its act and deed, for the uses and purposes therein expressed; that they did so under and by virtue of authority conferred upon them by the Board of Directors of the said Sarasota Land Company; and that the seal annexed thereto is the genuine seal of the said Sarasota Land Company, and was affixed thereto by the Secretary, he being the proper custodian thereof. WITNESS MY HAND AND OFFICIAL SEAL, the date aforesaid RECORD VERIFIED. M. V. Finucane
Notary Public (No.83)
My commission expires March 30 - 1912 (NOTARIAL SEAL) New York County.

(34536)

The foregoing is a true copy of the original instrument filed for record the 12th day of July A.D. 1910 and recorded.

EXHIBIT 14-A

SARASTOA LAND COMPANY and
SEABOARD AIR LINE RAILWAY
Book 19, Page 415, Dated July 1, 1910

THIS DEED, Made this First day of July 1910, between the Sarasota Land Company, a corporation of the State of Delaware, party of the first part, and Seaboard Air Line Railway, party of the second part,

WITNESSETH, That for and in consideration of *the sum of Five Dollars ($5.00)* in hand paid, the receipt whereof in hereby acknowledged, and other valuable consideration, the [Sarasota Land Company] hereby grants, bargains, sells and conveys unto the [Seaboard Air Line Railway] all their right, title and interest, of any nature whatsoever in and to the following property, to-wit:

All those certain pieces or parcels of land lying and being in the County of Manatee, and State of Florida, and being described as follows:

> *A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the [Sarasota Land Company]* in Section 34 Township 35 South, Range 18 East, Manatee County, Florida. Said center line being described as follows:
>
> Beginning at a point on the North line of the NE1/4 of the NE1/4 of Section 34, Township 36 South, Range 18 East, 665 feet, more or less, West of the

Northeast corner thereof; running thence South 12 degrees 11' East a distance of 6239 feet, more or less, to a point on the South line of the SW1/4 of the SE1/4 of said Section 34, distant 724 feed West of the Southeast corner thereof. Said strip of land contains 1.32 acres, more or less.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances there unto belonging or appertaining, and every right, title or interest, legal or equitable, of the said portion of [Sarasota Land Company] in and to the same.

IN TESTIMONY WHEREOF, Witness the following signatures and seal.

C. Brown
President,

Sarasota Land Company
Attest:
W.W. Stevenson
Secretary, Sarasota Land Company

State of New York :
: SS
County of New York :

Personally appeared before me this First day of July, A.D. 1910, George C. Brown to me well known to be the President, and W.W. Stevenson, to me well known to be the Secretary, respectively, of the Sarasota Land Company, a corporation, who severally acknowledged that they executed the foregoing instrument as such President and Secretary, respectively, for an on behalf of the said Sarasota Land Company, and as its act and deed, for the uses and purposes therein

expressed; that they did so under and by virtue of authority conferred upon them by the Board of Directors of the said Sarasota Land Company; and that the seal annexed thereto is the genuine seal of the said Sarasota Land Company, and was affixed thereto by the Secretary, he being the proper custodian thereof. WITNESS MY HAND AND OFFICIAL SEAL, the date aforesaid.
M.V. Finucane

EXHIBIT 15

Book 19
481

THIS DEED, Made this 27th day of July 1910, between A. C. Clough and Flora D. Clough parties of the first part, and Seaboard Air Line Railway, party of the second part, WITNESSETH, That for and in consideration of the sum of Fifty Dollard ($50.00) in hand paid the receipt whereof is hereby acknowledged, and other valuable consideration, the parties of the first part hereby grant, bargain, sell and convey unto the party of the second part, all their right, title and interest, of any nature whatsoever, in and to the following property, to-wit:

All those certain pieces or parcels of land, lying and being in the County of Manatee and State of FLorida, and being described as follows:

A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the said parties of the first part in the SW¼ of the NW¼ of Section 27, Township 36 South, Range 18 East, Manatee County, Florida. Said center line being described as follows: Beginning at a point on the North line of the SW¼ of the NW¼ of Section 27, Township 36 South, Range 18 East, 182.5 feet West of the NOrtheast corner thereof; running thence South 12° 11' East, a distance of 815 feet, more or less, to a point on the East line of said SW¼ of NW¼ of Section 27, distant 535 feet, more or less, north of the Southeast corner thereof.

Said strip of land cantaines 1.9 acres, more or less.

TOGETHER WITH all and singualr the tenements, herdditaments and appurtenances thereunto belonging or appertaining, and every right, title or interest, legal or equitable, of the said party of the first part in and to the same.

IN TESTIMONY WHEREOF, Witness the following signatures and seals:

Signed, sealed and delivered in our presence,

F. E. Elder

Charles W. Summers.

Allan C. Clough (SEAL)

Flora B. Clough (SEAL)

STATE OF DIST of Col)
CITY OF WASHINGTON) SS.

I hereby certify that on this the 27 day of July A. D. 1910, before me the undersigned authority personally appeared in the County and State aforesaid Flora D. Clough, the wife of Allan C. Clough, personally known to me to be the individual described in and who as one of the parties of the first part executed the above written deed of conveyance, and for herself acknowledged that she signed, sealed and delivered said deed freely and voluntarily and for the purposes therein stated, and afterwards on the same day and at the same place said Flora D. Clough, wife of the said Allan C. Clough, on an examination taken and made by me separately and apart form her said husband, acknowledged for herself that she executed said deed for the purpose of forever selling, transferring, conveying, renouncing and relin

quishing all her dower and right of dower and all her right, title and interest in and to the lands described in and conveyed by said deed of conveyance and that she executed such deed of conveyance for such purposes freely and voluntarily and with out compulsion, constraint, apprehension or fear of or from her said husband.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Frank E. Elder
Notary Public in and for the Dist. of Columbia.

My Commission expires: May 1911. (NOTARIAL SEAL)

STATE OF DIST OF COL.)
CITY OF WASHINGTON) SS.

I hereby certify that on this the 27th of July, A. D. 1910, before me, the undersigned authority, personally appeared, in the Dist and City aforesaid, Allan C. Clough personally known to me to be the individual described in and who, as party of the first part, executed the above written deed of conveyance, and for himself , acknowledged that he signed, sealed and delivered said deed freely and voluntarily and for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

Frank E. Elder
Notary Public in and for the
Dist of Columbia

My commission expires: May 1911

(NOTARIAL SEAL)

The foregoing is a true copy of the original Deed filed for record the 2nd day of August, A. D. 1910 and recorded the 25th day of August, A. D. 1910.

RECORD VERIFIED.

Clerk.

EXHIBIT 15-A

ALLAN C. AND FLORA D. CLOUGH and
SEABOARD AIR LINE RAILWAY
Book 19, Page 481, Dated July 27, 1910

THIS DEED, Made this 27th day of July 1910, between A.C. Clough and Flora D. Clough parties of the first part, and Seaboard Air Line Railway, party of the second part,

WITNESSETH, That for and in consideration of *the sum of Fifty Dollars ($50.00)* in hand paid the receipt whereof is hereby acknowledged, and other valuable consideration, the [Cloughs] hereby grant, bargain, sell and convey unto [Seaboard Air Line Railway], all their right, title and interest, of any nature whatsoever, in and to the following property, to-wit:

All those certain pieces or parcels of land, lying and being in the County of Manatee and State of Florida, and being described as follows:

> *A strip of land one hundred (100) feet wide, being fifty (50) feet on each side of the center line of the Seaboard Air Line Railway as located across the lands owned by the [Cloughs]* in the SW1/4 of the NW1/4 of Section 27, Township 36 South, Range 18 East, Manatee County, Florida. Said center line being described as follows: Beginning at a point on the North line of the SW1/4 of the NW1/4 of Section 27, Township 36 South, Range 18 East, 182.5 feet West of the Northeast corner thereof; running thence South 12 degrees 11' East, a distance of 815 feet, more or less, to a point on the East line of said SW1/4 of NW1/4 of Section 27, distant 535 feet, more or less, north of the Southeast corner thereof.
> Said strip of land contains 1.9 acres, more or less.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and every

right, title or interest, legal or equitable, of the [Cloughs] in and to the same.

IN TESTIMONY WHEREOF, Witness the following signatures and seals:

Allen C. Clough (SEAL)
Flora D. Clough (SEAL)
Signed, sealed, and delivered in our presence,
F.E. Elder
Charles W. Summers

State of Dist of Col)
) SS
City of Washington)

I hereby certify that on this the 27 day of July A.D. 1910, before me the undersigned authority personally appeared in the County and State aforesaid Flora D. Clough, the wife of Allan C. Clough, personally known to me to be the individual described in and who as one of the parties of the first part executed the above written deed of conveyance, and for herself acknowledged that she signed, sealed and delivered said deed freely and voluntarily and for the purposes therein stated, and afterwards on the same day and at the same place said Flora D. Clough, wife of the said Allen C. Clough, on an examination taken and made by me separately and apart from her said husband, acknowledged for herself that she executed said deed for the purpose of forever selling, transferring, conveying, renouncing and relinquishing all her dower and right of dower and all her right, title and interest in and to the lands described in and conveyed by said deed of conveyance and that she executed such deed of conveyance for such purposes freely and voluntarily and without compulsion, constraint, apprehension or fear of or from her said husband.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Franke E. Elder
Notary Public in and for the Dist. Of Columbia
(NOTARIAL SEAL)

My commission expires: May 1911

State of Dist. of Col.)
) SS
City of Washington)

I hereby certify that on this the 27th of July, A.D. 1910, before me, the undersigned authority, personally appeared, in the Dist. and City aforesaid, Allen C. Clough personally known to me to be the individual described in and who, as party of the first part, executed the above written deed of conveyance, and for himself, acknowledged that he signed, sealed and delivered said deed freely and voluntarily and for the purposes there in stated.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

Frank E. Elder
Notary Public in and for the
Dist. of Columbia
(NOTARIAL SEAL)
My commission expires: May 1911

The foregoing is a true copy of the original Deed filed for records the 2nd day of August, A.D. 1910 and recorded the 25th day of August, A.D. 1910.

EXHIBIT 16

DB 10-532

THIS INDENTURE, Made this ..21st.....day of March,A.D.,1905, BETWEEN, ..The Florida Mortgage and Investment Company Ltd by the hand of its attorney in Fact J. Hamilton Gillespie. of the County of Manatee,in the State of Florida,party..of the first part,and the FLORIDA WEST SHORE RAILWAY of the County of Manatee, in the State of Florida,party of the second part,- WITNESSETH:

That the said party...of the first part,for and in consideration of the sum of ..One.....Dollars, to ...in hand paid by the said party of the second part,the receipt whereof is hereby acknowledged,...has...granted,bargained and sold to the said party of the second part,its successors and assigns forever,the following described land to-wit:

DESCRIPTION OF PART OF THE RIGHT-OF-WAY TO BE OBTAINED FROM COL. J.H.GILLESPIE:

Beginning at a point on the north and south quarter section line which divides the SE'/4 from the SW'/4 of the SE'/4,of section 19 township 36 south range 18 east of the public land survey and where said quarter section line crosses the East and West section line dividing section 19 from section 30; running thence north along this aforesaid quarter section line a distance of sixty feet more or less; thence due East and parallel to the aforesaid East and West section line a distance of seven thousand nine hundred and twenty (7920) feet more or less to a point on the north and south quarter section line which divides the SW'/4 from the SE'/4 of the SW'/4 of section 21 township 36 south range 18 east; thence due south along this quarter section line a distance of one hundred (100) feet to a point forty (40) feet south of the aforesaid East and West section line; thence due west and parallel to the aforesaid East and West section line a distance of three thousand nine hundred and sixty feet (3960) feet more or less to a point on the quarter section line which divides the East half of section 29 from the west half of section 29; thence due north along this quarter section line a distance of forty feet (40) to a point on the aforesaid East and West section line; thence due West along this section line a distance of three thousand nine hundred and sixty (3960) feet more or less to a point on the north and south section line mentioned at the beginning of this description,this point being the point of beginning. Being all that tract or parcel of land lying and situate in Manatee County,Fla.,near the town of Sarasota,Fla.,and containing

EXHIBIT 16

fourteen and five hundred and forty-five thousandth (14.545) acres more or less. Which plat or parcel of land is more clearly shown in red on the attached blue-print dated March 7th,1905,and made in the office of the Assistant Engineer,Savannah,Ga.,which blue-print is hereby made a part of this description.

And the said party...of the first part 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 said party...of the first part ...has... hereunto set ...his....hand.. and seal...the day and year first above written. by the hand of its said attorney-in-fact

Signed,sealed and delivered in the presence of us:

C.O.F.Wilson

Rob't Wilson

The Florida Mortgage and Investment Company Limited by J.Hamilton Gillespie ..(SEAL)

Attorney in Fact .....(SEAL)

State of Florida,)
County of Manatee.)

I HEREBY CERTIFY, That on this day personally appeared before me,an officer duly authorized to administer oaths and take acknowledgments. J. Hamilton Gillespie attorney in fact for the Florida Mortgage and Investment Company Limited to me well known to be the person...described in and who executed the foregoing deed,and acknowledged before me that ...he...executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at. Sarasota ..County of Manatee,and State of Florida,this..21st.....day of March,A.D.,1905.

C.O.F.Wilson, Notary Public.
My commission expires Aug 4.1908.

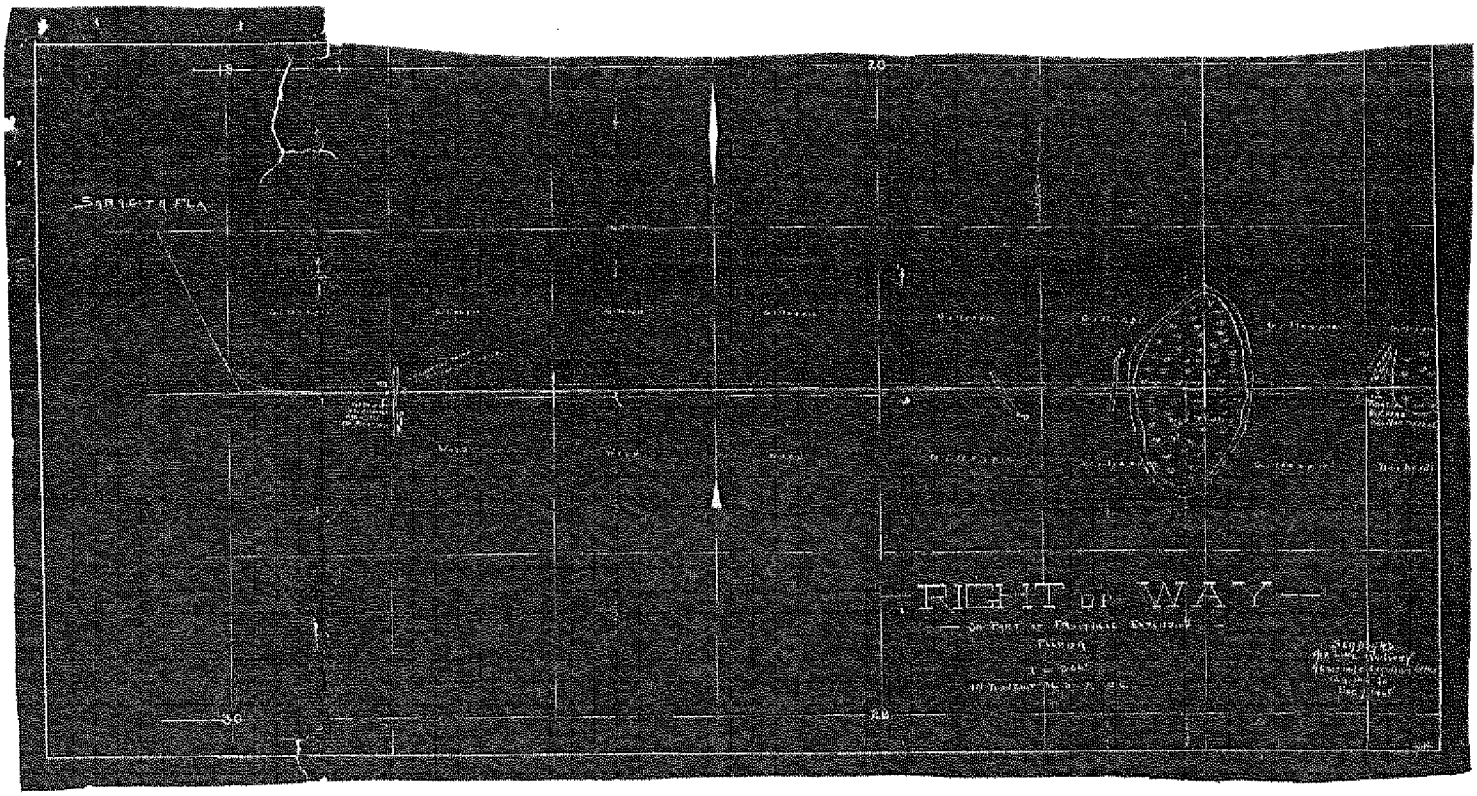

EXHIBIT 16

EXHIBIT 16-A

Y-57.1

WARRANTY DEED.

FROM

Fla Mtg & Inv Co Ltd

to

FLORIDA WEST SHORE RAILWAY.

Dated 21st day of March

A.D., 1905.

State of Florida, }
Manatee County. } I, Robt. W. Roesch, Clerk Circuit Court, in and for said County, do hereby certify that the foregoing instrument was filed the 26th day of July A.D. 1905 and recorded in Book 10 page 536 this 28th day of July 1905.

Witness my hand and official seal at Bradentown, Fla., this day and year last above written.

PARCEL 29

VERIFIED

THIS INDENTURE, Made this ..21st.....day of March A.D.,1905, BETWEEN..The Florida Mortgage and Investment Company, limited by the hand of J. Hamilton Gillespie, its Attorney in Fact of the County of Manatee, in the state of Florida, party of the first part, and the FLORIDA WEST SHORE RAILWAY, of the County of Manatee, in the state of Florida, party of the second part, -WITNESSETH:

That the said party of the first part, for and in consideration of the sum of.....One.....Dollars, to ...it.....in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged..has..granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, to-wit:

DESCRIPTION #1.

Description of part of right-of-way to be obtained from Col. J.H.Gillespie.

Beginning at a point on the north and south quarter section line which divides the SE'/4 from the SW'/4 of the SW'/4 of section 21 township 36 south range 18 east of the public land survey and where this quarter section line crosses the East and West section line dividing section 21 from section 28; running north from this point of beginning along the quarter section line a distance of sixty (60) feet; thence in an Easterly direction a distance of (2640) two thousand six hundred and forty feet more or less to a point on the north and south quarter section line sixty-four (64) feet north of the aforesaid East and West section line; thence due south along this quarter section line sixty-four feet (64) to the aforesaid section line; thence due West along this section line a distance of two thousand six hundred and forty (2640) feet more or less to the point of beginning. Being all that tract or parcel of land lying and situate in Manatee County, Fla., East of the town of Sarasota, Fla., and containing three and seventy-six hundredth (3.76) acres more or less. Which tract or parcel of land is more clearly shown in red on the attached blue-print dated February 13th, 1905, and made in the office of the Assistant Engineer, Savannah, Ga., which blue-print is hereby made a part of this description.

DESCRIPTION #2.

Beginning at a point on the north and south quarter section line which divides the NE'/4 from the NW'/4 of the NE'/4 of section 28, township 36 south range 18 east, and where this quarter section line crosses the East and West section line dividing section 21 from sec-

tion 28; running thence from this point of beginning due south along this quarter section line a distance of thirty-six (36) feet; thence in an easterly direction about parallel with the aforesaid East and West section line a distance of one thousand three hundred and ninety (1390) feet more or less to a point which is seventy (70) feet East of the North and South section line which divides section 27 from section 28; thence turning to the right along a curved line whose radius is nine hundred and five and four tenth (905.4) feet and following this curved line through an arc of eighty-eight (88) degrees to a point where the curved line ends; thence in a southerly direction and perpendicular to the radius at the last point a distance of four hundred (400) feet more or less to a point on the East and West quarter section line,which line is one quarter section south of the aforesaid East and West section line; thence due East along this quarter section line a distance of one hundred (100) feet; thence in a northerly direction and parallel to the aforementioned four hundred (400) foot line a distance of eight hundred (800) feet; thence turning to the right along a curved line whose radius is one thousand ninety six and three tenth (1096.3) feet and following this curved line until it intersects a North and South quarter section line which divides the SE'/4 from the SW'/4 of the SW'/4 of section 22; running thence north along this quarter section line to a point which is fifty (50) feet in a northwesterly direction from the centre of the straight main railway track which crosses this quarter section line; Thence in a southwesterly direction and parallel to this aforesaid straight track a distance of one hundred and sixty (160) feet; thence turning to the right along a curved line whose radius is seven hundred and sixty-nine (769) feet and following this curved line through and arc of forty-one (41) degrees and ten (10) minutes to a point where the curved line ends; thence in a westerly direction about parallel with the aforesaid East and West section line which divides section 22 from section 27 a distance of six hundred and ninety (690) feet more or less to a point on the North and south section line which divides section 21 from section 22; thence due south along this section line a distance of sixty-six (66) feet more or less to the section corner of sections 21,22,27 and 28; thence due west along the section line a distance of one thousand three hundred and twenty (1320) feet more or less to a point on the North and South quarter section line which is the point of beginning. This tract or parcel of land lying and situate in Manatee County,Florida,and is partly in sections 22,27 and 28 township 36 south range 18 east and containing twelve and two tenth (12.2) acres more or less. Which plat or parcel of land is more clearly shown in red on the attached blue-print dated February 13th,1905,and made in the office of the Assistant Engineer,Savannah,Ga.,which blue-print is hereby made a part of this description.

And the said party..of the first part do..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 said party..of the first part ..has.. hereunto set ..its....hands and seals the day and year first above written. by its said Attorney in Fact.

Signed, sealed and delivered in the presence of us:

.....C.B.F. Wilson.....

.....Rae Wilson.....

The Florida Mortgage and Investment Company Limited by J. Hamilton Gillespie attorney in Fact ..(SEAL)

.....(SEAL)

State of Florida,)
County of Manatee.)

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments. J. Hamilton Gillespie attorney in Fact for the Florida Mortgage and Investment Company Limited to me well known to be the person..described in and who executed the foregoing deed, and acknowledged before me that ..he..executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at..Sarasota...County of Manatee, and State of Florida, this...24th.....day of March, A.D., 1905.

C.B.F. Wilson, Notary Public
My commission expires Aug. 4, 1908

FRUITVILLE, FLA.
RIGHT OF WAY
ON PART OF FRUITVILLE EXTENSION
FLORIDA
1" = 300'
IN TOWNSHIP 36 S. R. 15 E.
N.

EXHIBIT 16-B

FLORIDA MORTGAGE AND INVESTMENT COMPANY and FLORIDA WEST SHORE RAILWAY
Book 10, Page 532, Dated March 20, 1905

This Indenture, Made this 20th day of March, A.D. 1905, Between The Florida Mortgage and Investment Company limited by the hand of its attorney in fact, J. Hamilton Gillespie of the County of Manatee, in the State of Florida, party of the first part, and the Florida West Shore Railway of the County of Manatee, in the State of Florida, party of the second part – Witnesseth:

That the said party of the first part [Florida Mortgage and Investment Company], for and in consideration of the sum of One Dollar, to it in hand paid by the said party of the second part [Florida West Shore Railway], the receipt whereof in hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land to wit:

Description of part of the right of way To be obtained from Col. J. H. Gillespie:

> Beginning at a point on the North and south quarter section line which divides the SE1/4 from the SW1/4 of the SE1/4, of section 19 township 35 South range 1 East of the public land survey and where said quarter

section line crosses the East and West section line dividing section 19 from section 20; running thence south along this aforesaid quarter section line, a distance of sixty feet more or less; thence due East and parallel to the foresaid East and West section line a distance of seven thousand nine hundred and twenty (7920) feet more or less to a point on the north and south quarter section line which divides the SW1/4 from the SE1/4 of section 21 township 36 south range 18 east; thence due south along this quarter section line a distance of one hundred (100) feet to a point forty (40) feet south of the aforesaid East and West section line; thence due west and parallel to the aforesaid East and West section line a distance of three thousand nine hundred and sixty feet (3960) feet more or less to a point on the quarter section line which divides the east half of section 29 from the West half of section 29; thence due north along this quarter section line a distance of forty feet (40) to a point aforesaid East and west section line; thence due west along this section line a distance of three thousand nine hundred and sixty (3960) feet across more or less to a point on the north and south section line mentioned at the beginning of this description, this point being the point of beginning. Being all that trust or parcel of

land lying and situate in Manatee County, Fla, near the town of Sarasota, Fla, and containing fourteen and five hundred and forty five thousandth (14.545) acres, more or less,

Which plot as parcel of land is more clearly shown in red on the attached blue point dated March 7th, 1905, and made in the office of the Assistant Engineer, Savannah, Ga, which blue point is hereby made a part of this description.

And the said party of the first art does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persona whomever.

In witness whereof, the said party of the first part does hereunto set its hand and seal the day and year first above written by the hand of its said attorney in fact.

Signed, sealed and delivered,
In the presence of us:

C.V.S. Wilson,
Rose Wilson,

Company limited by J. Hamilton Gillespie
Attorney (seal)
In fact (seal)

The Florida Mortgage and Investment

State of Florida,
County of Manatee.,

I hereby Certify, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments. J. Hamilton Gillespie, attorney in fast for the Florida Mortgage and Investment Company limited, to me well known to be the person described in and who executed the foregoing deed, and acknowledged before one that he executed the same freely and voluntarily for the purpose therein expressed.

Witness my hand and official seal at Sarasota County of Manatee, and State of Florida, this 21st day of March, A.D., 1905

RECORD VERIFIED C.V.S. Wilson,
Notary Public
My commission expires Aug. 4, 1908

The foregoing is a true copy of the original deed which was filed for record July 15th A.D. 1905 and recorded July 17th A.D. 1905.

EXHIBIT 16-C

FLORIDA MORTGAGE AND INVESTMENT COMPANY and FLORIDA WEST SHORE RAILWAY

Book 10, Page 536-538, Dated March 21, 1905

This Indenture, made this 21st day o f March A.D., 1905, Between The Florida Mortgage and Investment Company limited by the hand of J. Hamilton Gillespie its attorney in Fact, of the County of Manatee, in the State of Florida, party of the first part, and the Florida West Shore Railway, of the County of Manatee, in the State of Florida, party of the second part, Witnesseth: That the said party of the first part [Florida Mortgage and Investment Company], for and in consideration of the sum of One Dollar, to it in hand paid by the said party of the second part [Florida West Shore Railway], the receipt whereof is hereby acknowledged has granted, bargained, and sold to the said party of the second part [Florida West Shore Railway], its successors and assigns forever, the following described land to wit:

Description #1:

Description of part of right-of-way to be obtained from Col. J.H. Gillespie.

Beginning at a point on the north and south quarter section line which divides the SE1/4 from the SW1/4 of the SW1/4 of Section 24 Township 36 South Range 18 East of the public land survey and where this quarter section line crosses the East and West section line dividing section 21 from section 28; running north from this point of beginning

along the quarter section line or distance of sixty (60) feet; thence in an easterly direction a distance of (2,640) two thousand six hundred and forty feet more or less to a point on the north and south quarter section line sixty-four (64) feet north of the aforesaid East and West section line; thence due south along this quarter section line sixty-four feet (64) to the aforesaid section line; thence due West along this section line a distance of two thousand six hundred and forty (2,640) feet more or less to the point of beginning. Being all that tract or parcel of land lying and situated in Manatee County, Fla., East of the town of Sarasota, Fla., and containing three and seventy six hundredth (3.76) acres more or less. Which tract or parcel of land is more clearly shown in red on the attached blueprint dated February 13th, 1905, and made in the office of the Assistant Engineer, Savannah, Ga., which blueprint is hereby made a part of this description.

Description #2:

Beginning at a point on the north and south quarter section line which divides the NE1/4 from the NW1/4 of the NE1/4 of section 28, township 36 South range 18 east, and where this quarter section line crosses the East and West section line dividing section 21 from section 28; running thence from this point of beginning due south along this quarter section line a distance of thirty-six (36) feet; thence in an easterly direction about parallel with the aforesaid East and West section line a distance of one thousand three hundred and ninety (1,390) feet more or less to a point which is seventy (70) feet East of the North and South section line which divides section 27 from section 28; thence turning to the right along a curved line whose radius is nine hundred and five and four tenth (905.4) feet

and following this curved line through an arc of eighty-eight (88) degrees to a point where the curved line ends; thence in a southerly direction and perpendicular to the radius at the last point a distance of four hundred (400) feet more or less to a point on the East and West quarter section line, which line is one quarter section south of the aforesaid East and West section Line, thence due East along this quarter section line a distance of one hundred (100) feet; thence in a northerly direction and parallel to the aforementioned four hundred (400) foot line a distance of eight hundred (800) feet; thence turning to the right along a curved line whose radius is one thousand ninety six and three tenths (1,096.3) feet and following this curved line until it intersects a north and south quarter section line which divides the SE1/4 from the SW1/4 of the SW1/4 of section 22 running thence north along this quarter section line to a point which is fifty (50) feet in a northwesterly direction from the center of the straight main railway track which crosses this quarter section line; thence in a southwesterly direction and parallel to this aforesaid straight track a distance of one hundred and sixty (160) feet; thence turning to the right along a curved line whose radius is seven hundred and sixty-nine (769) feet and following this curved line through an arc of forty-one (41) degrees and then (10) minutes to a point where the curved line ends; thence in a westerly direction almost parallel with the aforesaid East and West section line which divides section 22 from section 27 a distance of six hundred and ninety (690) feet more or less to a point on the north and south section line which divides section 21 from section 22 thence due south along this section line a distance of sixty-six (66) feet more or less to the section corner of sections 21, 22, 27 and 28; thence due west along the section line a distance of one thousand three hundred and twenty (1,320)

feet more or less to a point on the north and south quarter section line which is the point of beginning. This tract or parcel of land lying and situated in Manatee County, Florida, and is partly in section 22, 27 and 28 township 36 South range 18 east and containing twelve and two tenths (12.2) acres more or less, which plat or parcel of land is more clearly shown in red on the attached blueprint dated February 13th, 1905 and made in the office of the Assistant Engineer, Savannah, Ga., which blue print is hereby made a part of this description.

And the said party of the first part [Florida Mortgage and Investment Company] 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 said party of the first part [Florida Mortgage and Investment Company] has hereunto set its hand and seal the day and year first above written by its said Attorney in Fact.
Signed, sealed and delivered
In the presence of us:
C.V.S. Wilson
The Florida Mortgage and
Rose Wilson
Investment Company limited by
J. Hamilton Gillespie (seal)
Attorney in Fact (seal)

State of Florida)
County of Manatee)

I hereby certify that on this day personally appeared before me, an office duly authorized to administer oaths

and take acknowledgments J. Hamilton Gillespie Attorney in Fact for the Florida Mortgage and Investment Company limited to me well known to be the person described in and who executed the foregoing deed, and acknowledged before me that he executed the same, freely and voluntarily for the purposes therein expressed.

Witness my hand and office seal at Sarasota, County of Manatee, and State of Florida, this 21st day of March, A.D., 1905.

C.V.S.

Wilson, Notary Public
RECORD VERIFIED My commission expires Aug. 4, 1908

The foregoing is a true copy of the original deed which was filed for record July 26th, A.D., 1905, and recorded July 28th, A.D. 1905.

EXHIBIT 17

DB 10-529

WARRANTY DEED (STATUTORY). Drew's Form R. E. 436. Printed and for sale by The H. & W. B. Drew Company, Jacksonville, Fla.

This Indenture, Made this 2nd day of January, A. D. 1905

BETWEEN Moses N. Neihardt (widower)

of the County of Vicksburg in the State of Missouri, party of the first part,

and the Florida West Shore Railway

of the County of Manatee in the State of Florida, party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of

One Dollars,

to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors heirs and assigns forever, the following-described land, to-wit:

Begin at N. W. corner of N.E. ¼ of N.W. ¼ run south fifty (50) ft. thence east to east boundary of said 40, thence north fifty (50) ft. thence west to point of beginning. Begin at N.W. corner of N.W. ¼ of N.E. ¼ run south fifty (50) ft. thence east to east boundary of said 40 thence north fifty ft. thence west to point of beginning. Said lands lying and being in Section Twenty Eight (28) Township Thirty Six (36) South of Range Eighteen (18) east.

28-36-18

And the said party of the first part 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 said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of us:

Thomas J. Taylor
John H. McCaslin

Moses N. Neihardt (Seal)

(Seal)

EXHIBIT 17

US_0008520

State of Missouri
County of Hickory

I Hereby Certify, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Moses N. Neibarth to me well known to be the person described in and who executed the foregoing deed, and acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed, and he further declared himself as single and unmarried.

Witness my hand and official seal at Hermitage, County of Hickory and State of Missouri, this 8 and day of January, A. D. 1900

Thomas J. Taylor
Clerk of the Circuit Court

Drew's Form R. R. 454

Warranty Deed.

FROM
Moses N. Neibarth
TO
The H. & W. B. Drew Co.

Dated, 30 day of January, A. D. 1900

State of Florida,
County of Manatee } ss.

I, Robt. M. Roesch, Clerk of the Circuit Court in and for said County, hereby certify that the foregoing Deed has this day been duly recorded in the public records of said County, in Book 10 Pages 57 & 58

Witness my hand and seal this 27th day of July A.D. 1900

Robt. M. Roesch
Clerk Circuit Court.

The H. & W. B. Drew Company, Jacksonville, Fla.

State of Florida,
Manatee County. } I, Robt. M. Roesch, Clerk Circuit Court in and for said County, do hereby certify that the foregoing instrument was filed the 26th day of July A.D. 1900 and recorded in Book ____ page ____ this ____ day of ____ 190__

Witness my hand and official seal at Braidentown, Fla., the day and year last above written.

Clerk Circuit Court.

RECORD VERIFIED

57 2

EXHIBIT 17

EXHIBIT 17-A

MOSES N. NEIHARDT and
FLORIDA WEST SHORE RAILWAYS
Book 10, Page 529, Dated January 2, 1905

THIS INDENTURE, Made this 2nd day of January A.D. 1905. Between Moses N. Neihardt, Widower, of the county of Hickory in the State of Missouri, party of the first part, and the Florida West Shore Railways of the County of Manatee in the State of Florida, party of the second part:

WITNESSETH That [Moses N. Neihardt] for and in consideration of *the sum of One Dollar*, to him in hand, paid by [Florida West Shore Railways], the receipt whereof is hereby acknowledged, has granted, bargained, and sold to [Florida West Shore Railways] its successors and assigns forever, the following described land to wit.

> Begin at NW corner of NE1/4 of NW1/4 runs south fifty (50) ft, thence east to east boundary of said 4.0, thence North fifty (50) ft thence west to point of beginning. Begin at N.W. Corner of N.W.1/4 of N.E.1/4, runs south fifty (50) ft, thence east to east boundary of said 4.0, thence, North fifty ft thence, west to point of beginning said lands lying and being in Section Twenty-Eight (28) Township Thirty-Six (36), South of Range Eighteen (18) East.

And [Moses N. Neihardt] 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 [Moses N. Neihardt] has hereunto set this hand and, seal the day and year first above mentioned.

Signed, seals, and delivered in presence of us:

Thomas J. Taylor
John H. McCaslia

Moses N. Neihardt (seal)

State of Missouri
County of Hickory

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer, author, and take acknowledgements, Moses N. Neihardt to be well known to be the person described in and executed the foregoing deed and acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed, and he further declares himself as single and unmarried.

Witness signing hand and official seal at Hermitage, County of Hickory at State of Missouri, this 2nd day of January, A.D. 1905.

RECORD VERIFIED
Thomas J. Taylor
Clerk of the Circuit Court

The foregoing is the true copy of the original which was filed for record July 26th of 1905 and record July 27th of 1905.

EXHIBIT 18

(92)

#8LL-MEMS 5/4/25

DB 42-569

This indenture made this 30 day of April A. D. 1925. between CHARLES RINGLING COMPANY, a Corporation of the State of Florida, party of the first part, and TAMPA SOUTHERN RAILROAD COMPANY, a Corporation created and organized under the laws of the State of Florida, party of the second part,

Witnesseth, That the said party of the first part for and in consideration of the sum of One Dollar and other valuable considerations, to it in hand paid, the receipt, whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the said party of the second part, its successors and assigns, forever, the following described land in the County of Sarasota, State of Florida, to-wit:

A strip of land fifty (50) feet wide through Lots Numbered Fourteen (14) and Sixteen (16) of Lord's Second Addition to Sarasota, Florida, further described as follows:

> A strip of land fifty (50) feet wide, being twenty-five (25) feet on each side of the center line of the Tampa Southern Railroad, as located and to be constructed through the South half of South half of Southeast Quarter of Southeast Quarter (S½ of S½ of SE¼ of SE¼) of Section Twenty (20), Township Thirty-six (36) South of Range Eighteen (18) East, or through Lots Fourteen (14) and Sixteen (16) of the plat of Lord's Second Addition to Sarasota, recorded in Plat Book 1, Page 198, Manatee County, Florida; said strip of land being bounded on the south by the north line of the right of way of the Seaboard Air Line Railway, and on the east and west by the east and west lines, respectively, of the South half of South half of Southeast Quarter of Southeast Quarter (S½ of S½ of SE¼ of SE¼) of said Section Twenty (20), containing One and five tenths (1.5) acres, more or less; together with any and all rights which the grantor__ may have in those parts of the streets which abut the east and west ends of said strip of land.

Also a strip of land fifty (50) feet wide through Lots numbered Ten (10) and Twelve (12) of Lord's Second Addition to Sarasota, Florida, further described as follows:

> A strip of land fifty (50) feet wide, being twenty-five (25) feet on each side of the center line of the Tampa Southern Railroad, as located and to be constructed through the South half of South half of Southwest Quarter of South-

EXHIBIT 18

west Quarter (S½ of S½ of SW¼ of SW¼) of Section Twenty-one (21), Township Thirty-six (36) South of Range Eighteen (18) East, or through Lots Ten (10) and Twelve (12) of Lord's said Second Addition to Sarasota; said strip of land being bounded on the South by the North line of the right of way of the Seaboard Air Line Railway and on the east and west by the east and west lines, respectively, of the South half of South half of Southwest Quarter of Southwest Quarter (S½ of S½ of SW¼ of SW¼) of said Section Twenty-one (21), containing one and five tenths (1.5) acres, more or less; together with any and all rights which the grantor___ may have in those parts of the streets which abut the East and West ends of said strip of land:

Also a Strip of land fifty (50) feet wide, being twenty-five (25) feet on each side of the center line of the Tampa Southern Railroad, as located and to be constructed through the South Half of South Half of Southeast Quarter of Southwest Quarter (S½ of S½ of SE¼ of SW¼) of Section twenty-one (21), Township Thirty-six (36), South, of Range Eighteen (18) East, extending from the West line to the East line of the Southeast Quarter of Southwest Quarter (SE¼ of SW¼)of said Section Twenty-one (21), a distance of thirteen hundred andtwenty (1320) feet, more or less, containing one and five tenths (1.5) acres, more or less; said strip of land being bounded on the south by the north line of the right of way of the Seaboard Air Line Railway and on the east and west by the east and west lines, respectively, of the Southeast Quarter of Southwest Quarter (SE¼ of SW¼) of said Section Twenty-one (21):.

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF the said CHARLES RINGLING COMPANY, has caused this deed to be signed by its _____President and its corporate seal to be hereto affixed, the day and year first above written.

Signed, Sealed and Delivered
In Presence of:

Gladys E Simms

R. G. Chalfant

CHARLES RINGLING COMPANY

By: Chas Ringling

President.

Attest

_____ Secretary

EXHIBIT 18

STATE OF Florida }
COUNTY OF Sarasota }

I hereby certify that on this 18th day of May A. D. 1925, before me personally appeared Charles Ringling and _____ respectively _____ and Louis Lancaster Secretary of The Charles Ringling Company, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged before me the execution thereof as such officers, by virtue of due and proper corporate authority in them vested, and that the said instrument is the act and deed of said corporation.

And the said Louis Lancaster Secretary, as aforesaid, also acknowledged before me that he affixed to said instrument the corporate seal of said corporation, by like authority in him vested.

WITNESS, my signature and official seal, at Sarasota in the County of Sarasota and State of Florida, the day and year last aforesaid.

Fletcher E. Lewis
Notary Public.

FLETCHER E. LEWIS, NOTARY PUBLIC
MY COMMISSION EXPIRES JANUARY 11, 1926

My commission expires
Jan. 11, 1928

EXHIBIT 18

EXHIBIT 18-A

CHARLES RINGLING COMPANY and
TAMPA SOUTHERN RAILROAD COMPANY
Book 42, Page 569, Dated April 30, 1925

This indenture made this 30 day of April A.D. 1925 between CHARLES RINGLING COMPANY, a Corporation of the State of Florida, party of the first part, and TAMPA SOUTHERN RAILROAD COMPANY, a Corporation created and organized under the laws of the State of Florida, party of the second part.

Witnesseth, That the said party of the first part [Charles Ringling Company] for and in consideration of the sum of One Dollar and other valuable considerations, to it in hand paid, the receipt, whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the said party of the second part [Tampa Southern Railroad Company], its successors and assigns, forever, the following described land in the County of Sarasota, State of Florida, to-wit:

A strip of land fifty (50) feet wide through Lost Numbered Fourteen (14) and Sixteen (16) of Lord's Second Addition to Sarasotaly [sic Sarasota] Florida, further described as follows:

> A strip of land fifty (50) feet wide, being twenty-five (25) feet on each side of the center line of the Tampa Southern Railroad, as located and to be constructed through the South half of South half of Southeast Quarter of Southeast Quarter (S½ of S½ of SE¼ of SE¼) of Section Twenty (20), Township Thirty-six (36) South of Range Eighteen (18) East, or through Lots Fourteen (14) and Sixteen (16) of the plat of Lord's Second Addition to Sarasota, recorded in Plat Book 1, Page 198, Manatee County, Florida; said strip of land being bounded on the south by the north line of the right of way of the Seaboard Air Line Railway, and on the east and west by the east and west lines, respectively, of the South half of South

half of Southeast Quarter of Southeast Quarter (S½ of S½ of SE¼ of SE¼) of said Section Twenty (20), containing One and five tenths (1.5) acres, more or less; together with any and all rights which the grantor _ may have in those parts of the streets which abut the east and west ends of said strip of land.

Also a strip of land fifty (50) feet wide through Lots numbered Ten (10) and Twelve (12) of Lord's Second Addition to Sarasota, Florida further described as follows:

A strip of land fifty (50) feet wide, being twenty-five (25) feet on each side of the center line of the Tampa Southern Railroad, as located and to be constricted through the South half of Sough half of Southwest Quarter of Southwest Quarter (S½ of S½ of SW¼ of SW¼) of Section Twenty-one (21), Township Thirty-six (36) South of Range Eighteen (18) East, or through Lots Ten (10) and Twelve (12) of Lord's said Second Addition to Sarasota; said strip of land being bounded on the South by the North line of the right of way of the Seaboard Air Line Railway and on the said east and west by the east and west lines, respectively, of the South half of South half of Southwest Quarter of Southwest Quarter (S½ of S½ of SW¼ of SW¼) of said Section Twenty-one (21), containing one and five tenths (1.5) acres, more or less; together with any and all rights which the grantor _ may have in those parts of the streets which abut the East and West ends of said strip of land:

Also a Strip of land fifty (50) feet wide, being twenty-five (25) feet on each side of the center line of the Tampa Southern Railroad, as located an to be constructed through the South half of South half of Southeast Quarter of Southwest Quarter (S½ of S½ of SE¼ of SW¼) of section twenty-one (21), Township

Thirty-six (36), South, of Range Eighteen (18) East extending from the West line to the East line of the Southeast Quarter of Southwest Quarter (SE¼ of SW¼) of said Section Twenty-one (21), a distance of thirteen hundred and twenty (1320) feet, more or less, containing one and five tenths (1.5) acres, more or less; said strip of land being bounded on the south by the north line of the right of way of the Seaboard Air Line Railway and on the east and west by the east and west line, respectively, of the Southeast Quarter of Southwest Quarter (SE¼ of SW¼) of said Section Twenty-one (21):

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF the said CHARLES RINGLING COMPANY, has caused this deed to be signed by its _____ President and its corporate seal to be hereto affixed, the day and year first above written.

Signed, Sealed and Delivered
In Presence of:
Fletcher E. Lewis
R.G. Chalfant

CHARLES RINGLING COMPANY
By: [Chas. Ringling signature]

Attest

Louis Lancaster [Signature]
Secretary

[The following is a preprinted form Notary Block with the names and date written by hand.]

STATE OF Florida }
COUNTY OF Sarasota }

I hereby certify that on this 18th day of May A.D. 1925, before me personally appeared Charles Ringling and _____ respectively_____ and Louis Lancaster (??) Secretary of the Charles Ringling Company, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledge before me the execution thereof as such officers, by virtue of due and proper corporate authority in them vested, and that the said instrument is the act and deed of said corporation.

And the said Louis Lancaster, Secretary, as aforesaid, also acknowledged before me that he affixed to said instrument the corporate seal of said corporation, by like authority in him vested.

WITNESS, my signature and official seal, at Sarasota in the County of Sarasota and State of Florida, the day and year last aforesaid.

Fletcher E. Lewis
Notary Public

My commission expires,
Jan 11, 1928

EXHIBIT 19

Appendix B

Appendix B is based on information that the United States has at this time, and the United States reserve the right to supplement or modify should we receive additional documentation.

Plaintiff	Owner of Intervening Parcel	Supporting documents
Jeffrey C. Doyle, As Trustee of the Wallace David Brunton Testamentary Trust, Parcel No. 2031-02-1366	Sarasota County	CHANCERY BOOK 3 PAGES 235, 236, 239, 240 & 241 and OR 361/99, as reflected in Sarasota County records at: https://www.sc-pa.com/propertysearch/parcel/details/2022050010
Gary L. Cathey and Victoria L. Goodrich, Parcel No. 2031-02-1370		
Thomas M. and Joyce R. Fay, Parcel No. 2031-02-1337		
William A. and Jill Booth, Parcel No. 2034-01-0042		
James Procopio, Parcel No. 2029-16-0078	Sarasota County	1995 Sarasota Co. Cir. Ct. Order (US_0000060-69)
Hubert Steenbakkers and Monita A. Whitney, Parcel No. 2029-16-0076		
Lennart and Liselotte Irenheim, Parcel No. 2029-16-0079		
Phyllis Rose and Jeffrey Lloyd Lambert, Parcel No. 2029-16-0077		
Frank A. Wolk and Gina M. Bonsall, Parcel No. 2029-16-0066		
Sandra K. Butler, Parcel No. 2029-16-0067		
Joaquin Enrique Batista Franco and Carly Elizabeth Batista, Parcel No. 2029-16-0071		
Thomas and Michelle M. Dodson, Parcel No. 0052-04-0026	Woodland Park Develop LTD	Quitclaim deed – Woodland Park Development LTD (Bates US_0008215-17); Oaks at Woodlawn Park Plat (Bates US_0008210-14)
Anthony and Karen Puccio, Parcel No. 0052-04-0027		
Keith E. Rollins and Lisa J. Paxson-Rollins, Parcel No. 0052-04-0033		
Brian T. Sanborn, Parcel No. 0052-04-0032		
The Oaks at Woodland Park Homeowners Association, Inc., Parcel No. 0052-03-0062		
Kimberly Dawn Hewitt, As Trustee for the Kimberly Dawn Hewitt Revocable Trust, Parcel No. 0052-05-0012		

Mark T. and Angela D. Flaherty, Parcel No. 0061-07-0097	Old Forest Lakes Association Inc.	OR 1145/443 & 445, as reflected in Sarasota County records at: https://www.sc-pa.com/propertysearch/parcel/details/0061060020
Robert E. and Michelle S. Messick, Parcel No. 0061-07-0098		
Timothy G. and Alisa J. Herring, Parcel No. 0061-07-0095		

EXHIBIT 20

IN THE UNITED STATES COURT OF FEDERAL CLAIMS

4023 SAWYER ROAD I, LLC, *et al.*,	)	
	)	
Plaintiffs,	)	
	)	
v.	)	No. 19-757L
	)	
UNITED STATES OF AMERICA,	)	Judge Edward H. Meyers
	)	
Defendant.	)	

DECLARATION OF ROBERT R. CUNNINGHAM

I, Robert R. Cunningham, being of lawful age, state the following based upon my personal knowledge:

1. Stantec is a national firm specializing in land-planning, engineering, landscape architecture, surveying, and environmental sciences. Stantec previously provided expert mapping and land-planning services for the plaintiff-landowners in the *Rogers v. United States* group of litigation in this Court involving the Legacy Trail in Sarasota. See *McCann Holdings, Ltd. v. United States*, 111 Fed. Cl. 608, 632 (2013) (describing how WilsonMiller (now Stantec) provided information to plaintiffs' expert appraiser, Chad Durrance); *Childers v. United States*, 116 Fed. Cl. 486, 496 n.6 (2014) ("The Court admitted Ms. Allred [a project manager for WilsonMiller Stantec] as an expert in long-range planning and zoning in Sarasota County."). See also *Childers*, 116 Fed. Cl. at 562 ("To quantify the damages associated with diminished access, Mr. Durrance consulted with WilsonMiller Stantec, a consulting firm that provides services in planning, engineering, architecture, surveying, and project management, and undertook an analysis of two developments that differed with respect to shape, access, and abutting corridors, to determine the effect diminished access has on property values.").

2. I am a Senior Project Manager with Stantec's office in Sarasota, Florida. My professional experience includes performing topographic, boundary, wetland location, and

inventory and control surveys on dozens of properties within Sarasota and Manatee Counties, Florida. I am proficient in AutoCAD, Civil3D, Legal Aid, and other software programs used in land surveying and land planning. I am an expert in the interpretation of ownership lines for GIS purposes. I have attached my resume as **Exhibit A-1** to this declaration.

3. Jennie W. Brannon, PSM retired and working under my supervision as a Senior Technician, and Corey Berner, as a GIS specialist, have mapped the properties using the plaintiff-landowners' ownership and land title records. I have attached Jennie and Corey's resume as **Exhibit A-2** and **Exhibit A-3**. Jennie and Corey mapped the properties relating to the claims of Gary L. Cathey and Victoria L. Goodrich (Parcel ID No. 2031-02-1370), Jeffrey Doyle, as Trustee of the Wallace David Brunton Testamentary Trust, and Mabel Brunton (Parcel ID No. 2031-02-1366), Thomas M. and Joyce R. Fay (Parcel ID No. 2031-02-1337), William A. and Jill Booth (Parcel ID No. 2034-01-0042), Thomas and Michelle Dodson (Parcel ID No. 0052-04-0026), Anthony and Karen Puccio (Parcel ID No. 0052-04-0027), Keith E. Rollins and Lisa J. Paxson-Rollins (Parcel ID No. 0052-04-0033), Brian T. Sanborn (Parcel ID No. 0052-04-0032), The Oaks at Woodland Park Homeowners Association, Inc. (Parcel ID No. 0052-03-0062), Kimberly Dawn Hewitt, as Trustee for the Kimberly Dawn Hewitt Rev. Trust (Parcel ID No. 0052-05-0012), Mark T. and Angela D. Flaherty (Parcel ID No. 0061-07-0097), Robert E. and Michelle S. Messick (Parcel ID No. 0061-07-0098), and Timothy G. and Alisa J. Herring (Parcel ID No. 0061-07-0095). Jennie and Corey mapped these parcels using publicly-available aerial photographs and Sarasota County GIS property information obtained from the Sarasota County Property Appraiser's Office. These aerial photographs fairly and accurately represent the above-listed properties as they are located in relation to the Sarasota Legacy Trail right-of-way and the adjacent easements described in the attached exhibits.

4. The GIS parcel data for the maps Stantec created for these claims were delivered from Sarasota County as a shapefile to Stantec in the coordinate system for the Florida West Zone, North American Datum of 83/2011 and contained fields for parcel number, address, owner name, land use, and property value, among others. Using the parcel numbers, these parcels were selected from the data and separated into a new layer. Next, Corey Berner added new fields that contain an assigned Map ID number, original conveyance, and boundaries of relevant corridors that abut these parcels, including the Legacy Trail right-of-way and other easements running across the plaintiffs' properties, including, for example, Sarasota County drainage easements. The visual depiction of the conveyances was created in AutoCAD, a computer-based design program, and exported into GIS. Although the file format changes between AutoCAD and GIS, the conversion results in no loss of data. This information was then confirmed by consulting the Interstate Commerce Commission (the predecessor-government agency to the Surface Transportation Board) (ICC) valuation maps and the subdivision plats. If any questions arose about ownership or area calculations, the plaintiff's deed was consulted to ensure the boundaries were measured accurately. The valuation maps produced by the ICC contain both a survey of the railroad corridor corresponding to the Sarasota Legacy Trail and a schedule listing the specific instrument (if one existed and was discoverable) by which the railroad gained its interest in the corridor when the railroad was built. ICC valuation maps are maps that were created by the Interstate Commerce Commission in the early decades of the 1900s.

5. Corey digitally overlayed the parcels listed in paragraph 2 (using their property data as described in paragraph 2) on top of the valuation maps of the railroad corridor in order to determine the specific instrument that the federal government stated applied to each portion of the railroad corridor by which the railroad obtained its interest in the property then-owned by each of

the plaintiffs' predecessors-in-title. According to the valuation maps and valuation schedules, the railroad obtained its interest in each plaintiff's property as listed below:

Group	Name	Parcel ID	Relevant source conveyance to the railroad according to ICC val map
Oakwood Manor subdivision properties	Jeffrey Doyle, as Trustee of the Wallace David Brunton Testamentary Trust, and Mabel Brunton	2031-02-1366	O.H. Pendley (July 17, 1923)
	Gary L. Cathey and Victoria L. Goodrich	2031-02-1370	
	Thomas M. and Joyce R. Fay	2031-02-1337	
Hagar Park subdivision property	William A. and Jill Booth	2034-01-0042	Fla. Mortgage, Book 10, Page 532
Oaks at Woodland Park subdivision properties	Thomas and Michelle Dodson	0052-04-0026	Fla. Mortgage, Book 10, Page 536
	Anthony and Karen Puccio	0052-04-0027	
	Keith E. Rollins and Lisa J. Paxson-Rollins	0052-04-0033	
	Brian T. Sanborn	0052-04-0032	
	The Oaks at Woodland Park Homeowners Assoc.	0052-03-0062	
	Kimberly Dawn Hewitt, as Trustee for the Kimberly Dawn Hewitt Rev. Trust	0052-05-0012	
Old Forest Lakes subdivision properties	Mark T. and Angela D. Flaherty	0061-07-0097	Sarasota Land Co. Book 19, Page 415
	Robert E. and Michelle S. Messick	0061-07-0098	
	Timothy G. and Alisa J. Herring	0061-07-0095	

6. With regard to the three plaintiffs' properties in the Oakwood Manor subdivision, Sarasota County property records reflect that Sarasota County holds a fifty-two-foot-wide drainage easement running over and across the parcels owned by Gary L. Cathey and Victoria L. Goodrich (Parcel ID No. 2031-02-1370), Jeffrey Doyle, as Trustee of the Wallace David Brunton Testamentary Trust, and Mabel Brunton (Parcel ID No. 2031-02-1366), and Thomas M. and Joyce R. Fay (Parcel ID No. 2031-02-1337). The recorded documents relating to this parcel are recorded at OR (Official Record) Book 315, Pages 378 and 379 (including a court order in *In the Matter of*

Petition for Formation of Sarasota Fruitville Drainage District, dated October 2, 1923), and Chancery Book 3, Pages 206 and 240 (Paragraph 470). Also the description in the original Oakwood Manor Estates deed in Official Records Book 2076, Page 655, mentions these drainage easements. We have attached a true and correct copy of these documents as **Exhibit B**. I have mapped these plaintiffs' properties, the Legacy Trail right-of-way, and the Sarasota County drainage easement on an aerial photograph attached as **Exhibit C**. As depicted on **Exhibit C**, the Sarasota County drainage easement runs adjacent to and abuts the plaintiffs' properties and the Legacy Trail right-of-way.

7. With regard to Plaintiffs William and Jill Booth's property in the Hagar Park subdivision, Sarasota County property records reflect that Sarasota County holds a fifty-two-foot-wide drainage easement running adjacent to and abutting the parcel owned by William A. and Jill Booth (Parcel ID No. 2034-01-0042). The recorded documents relating to this parcel are the Hager Park 2 plat, recorded at Plat Book 10, Page 68, the Sarasota-Fruitville Drainage District indenture, recorded at OR (Official Record) Book 315, Pages 378 and 379, and the court order recorded at Chancery Book 3, Page 206 and Pages 241 (Paragraph 491) and 242 (Paragraphs 492-94). Typically, because of the general nature of the Chancery Order Book, developers would be allowed to adjust the canal locations for their lot designs, so we relied on the Plat for this location. I have attached a true and correct copy of these documents as **Exhibit D**. The plat describes the Sarasota County drainage easement that runs along the northern boundary of the subdivision as the "SARASOTA – FRUITVILLE DRAINAGE DISTRICT CANAL" and describes an additional triangle-shaped drainage easement adjacent to the Booths' property (lying between the drainage canal easement and the railroad right-of-way) as "DRAINAGE EASE'T." Corey has mapped these plaintiffs' properties, the Legacy Trail right-of-way, and the Sarasota drainage easements on

an aerial photograph attached as **Exhibit E**.[1] As depicted on **Exhibit E**, the Sarasota County drainage canal easement runs adjacent to and abutting the Booth property on the southern side of the Legacy Trail right-of-way. Also as depicted on **Exhibit E**, the triangle-shaped drainage easement lies adjacent to the northern part of the Booth property abutting the Legacy Trail right-of-way.

8. With regard to the six plaintiffs' properties in the Oaks at Woodland Park subdivision:

a. Sarasota County property records reflect that, on March 26, 1996, Woodlands Park Development, Ltd., and Atlantic Assets, Inc., conveyed an easement to Florida Power & Light Company recorded at OR (Official Record) Book 2865, Pages 2458-66, for construction, operation, maintenance of electric equipment, adjacent to the Legacy Trail right-of-way. Then, on July 29, 1996, Atlantic Assets, Inc., quitclaimed its interest in the property described in a quit claim deed recorded at OR Book 2894, Pages 2041-43, to Woodlands Park Development, Ltd. Then, on September 28, 1998, Woodlands

[1] Chancery Book 3, Page 241, Paragraph 491, describes Sarasota County's drainage easement as "A strip of land 52 feet wide in the NE¼ of the NE¼ of Section 29, the center line of which is described as follows: Beginning at a point 160 feet South of the NE corner of said tract, thence South 74° West 1400 feet to a point 600 feet South of said tract. Also a strip of land 52 feet wide off the West side of the NE¼ of the NE¼ of Section 29."

Chancery Book 3, Page 242, Paragraph 492, describes Sarasota County's drainage easement as "A strip of land in the SE¼ of the NE¼ of Section 29, bounded and described as follows: Beginning at the NW corner of said tract, thence South 1140 feet, thence East 54 feet thence North 1140 feet thence West 52 feet to the point of beginning."

Chancery Book 3, Page 242, Paragraph 493, describes Sarasota County's drainage easement as "A strip of land 52 feet wide in the SW¼ of the NE¼ of Section 29, the center line of which is described as follows: Beginning at a point 200 feet North of the SE corner of said tract, thence West 1320 feet to a point 200 feet North of the SW corner of said tract."

Chancery Book 3, Page 242, Paragraph 494, describes Sarasota County's drainage easement as "A strip of land 52 feet wide in the S½ of the SE¼ of the NW¼ of Section 29, the center line of which is described as follows: Beginning at a point 200 feet North of the SE corner of said tract, thence West 1150 feet to a point 100 feet North of the South line of said tract."

Park Development, Ltd., quitclaimed its interest in the property described in Official Record Instrument No. 1998130381 to Plaintiff Oaks at Woodland Park Homeowners Association, Inc. The property described in the Quit Claim Deed between Woodlands Park Development, Ltd., and the Oaks at Woodland Park Homeowners Association, Inc., includes "Tract A" of the property described in the Oaks at Woodland Park Phase I plat, executed on June 8, 1996, recorded in Plat Book 38, Page 11D. I have attached a true and correct copy of these documents as **Exhibit F**.

b. The Oaks at Woodland Park Phase I plat depicts Tract A as abutting the Seminole Gulf Railway right-of-way (now the Legacy Trail right-of-way). The plat also depicts Plaintiff Kimberly Dawn Hewitt's property as lot 39 (the Hewitt property is also depicted as lot 39 on Page 11C of Plat Book 38, with the Dodson property depicted as lot 41 and the Puccio property depicted as lot 42 on Page 11C of Plat Book 38). The Oaks at Woodland Park Phase I plat also depicts the "utility and access easement" corresponding to the easement granted to Florida Power & Light Company as abutting the Seminole Gulf railroad right-of-way and running over and across Tract A (Oaks at Woodland Park Homeowner's Assoc. property) and lot 39 (Hewitt property). We have mapped this property, including Tract A, and the parcels owned by Thomas and Michelle Dodson (Parcel ID No. 0052-04-0026), Anthony and Karen Puccio (Parcel ID No. 0052-04-0027), Keith E. Rollins and Lisa J. Paxson-Rollins (Parcel ID No. 0052-04-0033), Brian T. Sanborn (Parcel ID No. 0052-04-0032), The Oaks at Woodland Park Homeowners Association, Inc. (Parcel ID No. 0052-03-0062), and Kimberly Dawn Hewitt, as Trustee for the Kimberly Dawn Hewitt Rev. Trust (Parcel ID No. 0052-05-0012) on an aerial photograph attached as **Exhibit G**. Corey has also overlain the relevant plat recorded at Plat Book 38, Page 11D, on this aerial photograph attached as **Exhibit G**. For reference,

he has also marked the beginning and ending points described in the Quit Claim Deed (recorded at OR Book 2894, Pages 2041-2043) between Atlantic Assets, Inc., and Woodland Park Development, Ltd., which define the northwest and southwest boundaries of the Oaks at Woodland Park Phase I plat, on **Exhibit G**.

9. With regard to the three plaintiff-landowners' properties in the Old Forest Lakes subdivision, Sarasota County property records reflect that Old Forest Lakes Association, Inc., holds a fifteen-foot-wide drainage easement abutting the parcels owned by Mark T. and Angela D. Flaherty (Parcel ID No. 0061-07-0097), Robert E. and Michelle S. Messick (Parcel ID No. 0061-07-0098), and Timothy G. and Alisa J. Herring (Parcel ID No. 0061-07-0095). The recorded documents relating to this these parcels are the subdivision plat, recorded at Plat Book A, Page 50, and the deed recorded at OR (Official Record) Book 1145, Pages 443 and 445. I have attached a true and correct copy of these documents as **Exhibit H**. We have mapped these plaintiffs' properties, the Legacy Trail right-of-way, and the Old Forest Lakes Association, Inc., drainage easement on an aerial photograph attached as **Exhibit I**. We have also overlain the relevant plat recorded at Plat Book A, Page 50, on this aerial photograph attached as **Exhibit I**. As depicted on **Exhibit I**, the five-foot-wide drainage easement runs adjacent to and abuts the plaintiffs' properties and the Legacy Trail right-of-way.

I make the foregoing statements in this declaration based upon my personal knowledge, experience, and belief. I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 26, 2023.

Digitally signed by Robert R Cunningham
Date: 2023.06.30 11:13:27 -04'00'

ROBERT R. CUNNINGHAM

EXHIBIT A-1

Stantec

Robert Cunningham PSM

Principal, Survey
43 years of experience · Sarasota, Florida

Mr. Cunningham has more than 40 years of experience as a Professional Land Surveyor. Since joining the firm in 1979, his duties have included supervision and scheduling of field crews; research, computations, and preparation of final survey drawings and descriptions; topographic and boundary surveys; record and condominium plats; right-of-way surveys; easement; mean high water line location; submerged land leases, and jurisdictional and permit surveys.

EDUCATION

Bachelor of Arts, Ashford University, Clinton, Iowa

REGISTRATIONS

Professional Land Surveyor #LS3924, State of Florida

Registered Land Surveyor, Pennsylvania Department of State

PROJECT EXPERIENCE

PARKS, OPEN SPACES & CEMETERIES

Civic Center | Sarasota County, Florida

Myakkahatchee Creek Environmental Park | Florida Department of Environmental Protection | Sarasota/Charlotte County, Florida | Project surveyor

Englewood Sports Complex | Sarasota County, Florida | Project manager

ROADWAYS

Myrtle Avenue Extension | Sarasota County, Florida | Project Manager

Lorraine Road | SMR Communities | Manatee County, Florida | Project surveyor

Honore Avenue | Sarasota County Transportation Department | Sarasota County, Florida

Cattlemen Road | Sarasota County Transportation Department | Sarasota County, Florida

Hawkins Road | Sarasota County Transportation Department | Sarasota County, Florida

Legacy Boulevard | Manatee County, Florida

SURVEYS / GEOMATICS

Sarasota County GIS Pilot Project | Sarasota County Transportation Department, Florida | Project surveyor

Sarasota County Special Taxing District | Sarasota County, Florida | Poject surveyor

Lakewood Ranch Special Taxing District | Sarasota and Manatee counties, Florida

TRANSIT

SCAT Bus Facility | Sarasota County, Florida

WASTEWATER

Philippi Creek Septic System Replacement Program, Area "A | Sarasota County, Florida

WATER

University/Interstate 75 Interconnect Force Main | Sarasota County, Florida

Redwood/Shamrock Transmission Line Replacement and Lift Station Upgrade | Sarasota County, Florida

Jacaranda Boulevard Force Main Extension | Sarasota County, Florida

Pinellas County Reuse Facility | Pinellas County, Florida

Longwood Run Plant to Meadowood Plant Site | Sarasota County, Florida

Curry Creek Force Main | Sarasota County, Florida

City of Sarasota Reuse Project | Sarasota County, Florida

EXHIBIT A-2

Stantec

Jennie Brannon PSM retired

Senior Survey CAD Technician
47 years of experience · Bridgeport, West Virginia

After 23 years of being a Survey Project Manager, Ms. Brannon has retired and is now tele-working part-time as a CAD technician for Stantec.

REGISTRATIONS

Professional Land Surveyor ##0005041, State of Florida

PROJECT EXPERIENCE

COMMERCIAL / RETAIL DEVELOPMENT

Westfield Brandon Town Center | Hillsborough County, Florida | Project Surveyor

Parkway Collection | Sarasota County, Florida | Project Surveyor

Publix Grocery Stores | Multiple Sites, Florida | Project Surveyor

EDUCATION

Venice High School | Venice, Florida | Project Surveyor

Riverview High School | Sarasota County, Florida | Project Surveyor

Sarasota County Technical Institute | Sarasota County, Florida | Project Surveyor

Booker High School | Sarasota County, Florida | Project Surveyor

GulfGate Elementary School | Sarasota County, Florida | Project Surveyor

North Port New Schools | Sarasota County, Florida | Project Surveyor

Federal Inventory of Sarasota County School Sites | Sarasota County, Florida | Project Surveyor

ENVIRONMENTAL SURVEYING

Ungarelli Preserve | Manatee County, Florida | Project Surveyor

Perico Preserve | Manatee County, Florida | Project Surveyor

RESIDENTIAL DEVELOPMENT

Isles of Sarasota | Sarasota County, Florida | Project Surveyor

Ritz-Carlton's Residences | Sarasota County, Florida | Project Surveyor

Beach Residences | Florida | Lido Key, Sarasota County | Project Survey

The Founders Club | Sarasota County, Florida | Project Surveyor

Tidewater Preserve | Manatee County, Florida | Project Surveyor

TRANSPORTATION SURVEYS

Oak Ford Force Main Connection | Sarasota, Florida | 2012 | Project Surveyor

North Cattlemen Road Right-of-Way | Sarasota County, Florida | Project Surveyor

Cattleman Road | Sarasota County, Florida | Project Surveyor

McIntosh Road Phase 2 | Sarasota County, Florida | project manager

Toledo Blade Boulevard | Sarasota County, Florida | Project Surveyor

US 301 | Manatee County, Florida | Project Surveyor

EXHIBIT A-3

Stantec

Corey Berner GISP

Senior GIS Analyst
10 years of experience · Tampa, Florida

Corey has eight years of experience in the natural and physical sciences providing GIS applications to national, state, and local agencies. His skills include the use of ArcGIS software with the extensions of Network Analyst and Spatial Analyst; web application editing; web-map development; data editing and analysis; potable and sanitary sewer network editing; transportation asset collection, cataloging, and network design; energy transmission line site planning & analysis; PD&E studies & analysis for environmental concerns; and cartographic exhibit expertise. In addition, Corey has managed the GIS tasks on a number of Routing & Siting studies across the United States, with an emphasis on Florida-based transmission line projects; and is supervisor over a team of Stantec employees that conduct analysis and prepare figures for the replacement of wooden transmission line poles for Florida-based energy providers.

EDUCATION

Bachelor of Arts in Geography, University of Florida, Gainesville, Florida

CERTIFICATIONS & TRAINING

GISP, GIS Certification Institute, Des Plaines, Illinois, 2020

MEMBERSHIPS

Member, Urban and Regional Information Systems Association (URISA), 2014-2024

PROJECT EXPERIENCE

GIS AND INFORMATION MANAGEMENT

GIS Wetland Records Inventory | Seminole Tribe of Florida | Multiple Locations, Florida | 2017 | GIS Analyst

City of Sarasota CAD Conversions, GPS Collections, and Utility Database Updates | City of Sarasota | Sarasota, Florida | 2014 | GIS Analyst

GIS & GPS Services | City of Venice | Venice, Florida | 2014 | GIS Analyst

OIL & GAS

Kinder Morgan Transcontinental Pipeline | Kinder Morgan | Multiple Locations, United States | 2014 | GIS Analyst

TRANSPORTATION

MDX Expressway – SR 874 to SW 128th St. Improvements | Miami-Dade County | Miami, Florida | 2015 | GIS Analyst

ENVIRONMENTAL MANAGEMENT

Panther Island Mitigation Bank Expansion | Bonita Springs, Florida | 2015 | GIS Analyst

Panther Passage | Multiple Locations, Florida | 2017 | GIS Analyst

TRANSPORTATION PLANNING

SR 836 SW Extension PD&E Study | Miami-Dade Expressway Authority | Miami, Florida | 2018 | GIS Analyst

Venetian Causeway PD&E Study | Miami-Dade County, Florida | 2017 | GIS Analyst

I-95 Commercial Boulevard and Cypress Creek Road PD&E Study | FDOT | Broward County, Florida | 2017 | GIS Analyst

SR 408 Eastern Extension PD&E Study | FDOT | Orlando, Florida | 2017 | GIS Analyst

PR ST FEMA PR (1) - C4 | Federal Highway Administration | Puerto Rico | 2019 | GIS Analyst

LEGAL TEAM SUPPORT

Rails to Trails | Arent Fox, LLC | Multiple Locations, Florida | 2017 | GIS Analyst

Rails to Trails Web-Application | Arent Fox | Multiple Locations | 2018 | GIS Analyst

RENEWABLE ENERGY, SOLAR

EC&R | NA Solar PV, LLC | Multiple Location | 2018 | GIS Analyst

GIS ANALYSIS

Naples Beach Hotel & Golf Club | Naples Property Holding Company LLC2 | Naples, Florida | 2018 | GIS Analyst

St. Pete Tiered Stormwater | City of St. Petersburg | St. Petersburg, Florida | 2018 | GIS Analyst

POWER TRANSMISSION & DISTRIBUTION, TRANSMISSION LINES

Brooker Creek to Tarpon Springs 115 kV Transmission Line Routing Due Diligence Study | Duke Energy Florida | Tarpon Springs, FL, USA | 2021 | GIS Manager

Hancock Rd-Montverde Routing | Duke Energy Florida | Clermont, Florida | 2018 | GIS Analyst

Jeffress to Lakeside Transmission Line Routing Study | Dominion Energy Virginia | North Carolina | 2021 | GIS Manager

Kitty Hawk Offshore Wind Farm to Corporate Landing Routing Study | Avangrid Renewables, LLC | Virginia Beach, Virginia | GIS Lead

COMMUNITY INSTITUTIONAL

Collier County Stormwater Utilities Program Phase II | Collier County | Collier County, Florida | 2018 | GIS Analyst

PUBLICATIONS & WHITEPAPERS

Geospatial Modeling of Tropical Cyclones to Improve the Understanding of Rainfall Patterns, 2017.

EXHIBIT 21

Appendix A

Appendix A is based on information that the United States has at this time, and the United States reserve the right to supplement or modify should we receive additional documentation.

Plaintiff	Parcel No.	Deed/conveyance	Interest granted
DONALD AND MEREDITH JEANNE RUTH	0052-12-0015	A.C. Clough et ux., B19, P481	Fee simple
AMOS AND ANNA S. FISHER	0052-12-0018	A.C. Clough et ux., B19, P481	Fee simple
WILLIAM B. AND DEBRA I. PRUETT	0052-12-0023	A.C. Clough et ux., B19, P481	Fee simple
4023 SAWYER ROAD I, LLC	0070-07-0059	A.C. Honore, B23, P127	Easement
JULIA R. ADKINS AND AUSTIN C. MURPHY	0071-16-0052	A.C. Honore, B23, P127	Easement
RANDAL S. AND JOYCE S. ALBRITTON	0071-16-0076	A.C. Honore, B23, P127	Easement
LOUIS L. ALDERMAN, JR., AS TRUSTEE OF THE LOUIS L. ALDERMAN 2013 REVOCABLE TRUST	0071-09-0002	A.C. Honore, B23, P127	Easement
GEOFFREY L. BOLTON	0070-07-0019	A.C. Honore, B23, P127	Easement
ENDIA K. AND GARY CALLAHAN	0071-16-0068	A.C. Honore, B23, P127	Easement
MARTIN CARRILLO-PLATA	0070-02-0021	A.C. Honore, B23, P127	Easement
JOHN AND JOANNE CISLER	0070-10-0039	A.C. Honore, B23, P127	Easement
STEVEN R. AND VIRGINIA M. COURTENAY	0070-15-0018	A.C. Honore, B23, P127	Easement
ELISE J. DURANCEAU	0070-07-0018	A.C. Honore, B23, P127	Easement
WILLIAM AND BROOKE GRAMES	0089-01-0055	A.C. Honore, B23, P127	Easement
VINCENT AND KAREN GUGLIELMINI	0070-02-0019	A.C. Honore, B23, P127	Easement
NOEL K. HARRIS	0070-07-0014	A.C. Honore, B23, P127	Easement
ANGELO AND SARAH J. HOAG	0089-01-0057	A.C. Honore, B23, P127	Easement
LARRY E. HUDSPETH	0070-02-0018	A.C. Honore, B23, P127	Easement
DANIEL L. AND KRISTIN JADUSH	0071-08-0026	A.C. Honore, B23, P127	Easement
KENNETH J. AND MARGARET A. KELLNER	0070-15-0040	A.C. Honore, B23, P127	Easement

PATRICK J. AND LISA A. LOYET	0070-15-0037	A.C. Honore, B23, P127	Easement
THOMAS W. MARCHESE	0071-08-0029	A.C. Honore, B23, P127	Easement
REUBEN S. AND KATHY J. MARTIN	0070-15-0036	A.C. Honore, B23, P127	Easement
JASON J. AND KAREN MCGUIRE	0070-15-0038	A.C. Honore, B23, P127	Easement
JASON J. AND KAREN MCGUIRE	0070-15-0039	A.C. Honore, B23, P127	Easement
SUE MOULTON	0071-16-0061	A.C. Honore, B23, P127	Easement
SUE MOULTON	0071-16-0064	A.C. Honore, B23, P127	Easement
TIMOTHY AND MARY MURPHY	0071-02-0007	A.C. Honore, B23, P127	Easement
JAMES KIRT, NICHOLAS JAMES, AND CHRISTOPHER ANDREW NALEFSKI	0071-07-0027	A.C. Honore, B23, P127	Easement
PERRY M. AND PAMELA S. O'CONNOR	0089-01-0070	A.C. Honore, B23, P127	Easement
SUEKO O'CONNOR	0089-01-0064	A.C. Honore, B23, P127	Easement
MICHELE AND DOROTHY ANN PARADISO	0070-15-0017	A.C. Honore, B23, P127	Easement
THOMAS PEARSON	0071-01-0042	A.C. Honore, B23, P127	Easement
TODD A. AND CARMEN PERNA	0071-01-0046	A.C. Honore, B23, P127	Easement
PATRICIA LYNNE PITTS-HAMILTON	0089-01-0069	A.C. Honore, B23, P127	Easement
PRO PROPERTIES, LLC	0089-16-0005	A.C. Honore, B23, P127	Easement
JUSTIN M. RESLAN	0070-02-0022	A.C. Honore, B23, P127	Easement
ALLEN B. AND MARY ANN E. RIEKE	0071-16-0072	A.C. Honore, B23, P127	Easement
MICHAEL A. RITCHIE	0071-16-0070	A.C. Honore, B23, P127	Easement
CHAD, GRACE, AND ROBERT SCHAEFFER	0071-07-0024	A.C. Honore, B23, P127	Easement
FAITH H. SIMOLARI, AS TRUSTEE OF THE PHILIP SIMOLARI REVOCABLE TRUST	0070-07-0039	A.C. Honore, B23, P127	Easement
JAMES H. AND GLENDA G. THORNTON	0089-01-0051	A.C. Honore, B23, P127	Easement
KENNETH D. AND SUSAN K. WELLS	0071-07-0025	A.C. Honore, B23, P127	Easement
DAVID A. AND ANNA I. RUIZ-WELSHER	0071-16-0071	A.C. Honore, B23, P127	Easement
ZBIGNIEW AND WISLAWA WROBEL	0071-01-0043	A.C. Honore, B23, P127	Easement

STEPHEN AND MARGARET ZAWACKI	0070-10-0037	A.C. Honore, B23, P127	Easement
JUDY H. JOHNSON	0089-16-0006	A.C. Honore, B23, P127	Easement
KASSANDRA AND ELAINE LUEBKE	0089-01-0054	A.C. Honore, B23, P127	Easement
JOSEPH R. KNIGHT	0070-07-0013	A.C. Honore, B23, P127	Easement
BRADLEY S. AND SUSAN B. ANDERSON	0071-08-0027	A.C. Honore, B23, P127	Easement
RUSSEL S. STRAYER	0089-01-0066	A.C. Honore, B23, P127	Easement
BORIS, NICHOLS AND DANETTE	0071-08-0028	A.C. Honore, B23, P127	Easement
STEVE E. BISHOP	2031-13-0074	Charles Ringling Co., B42, P569	Fee simple
DENISE DOUCETTE ERB AND LORRAINE E. COLBY	2031-13-0073	Charles Ringling Co., B42, P569	Fee simple
JAMES PROCOPIO	2029-16-0078	Charles Ringling Co., B42, P569	Fee simple
FAYE M. ROOD	2031-13-0077	Charles Ringling Co., B42, P569	Fee simple
SARASOTA COUNTY AGRICULTURAL FAIR ASSOCIATION	2031-04-0006	Charles Ringling Co., B42, P569	Fee simple
HUBERT STEENBAKKERS AND MONITA A. WHITNEY	2029-16-0076	Charles Ringling Co., B42, P569	Fee simple
LENNART AND LISELOTTE IRENHEIM	2029-16-0079	Charles Ringling Co., B42, P569	Fee simple
LAKEWOOD VENTURE CAPITAL LLC	2031-13-0084	Charles Ringling Co., B42, P569	Fee simple
PHYLLIS ROSE AND JEFFREY LLOYD LAMBERT	2029-16-0077	Charles Ringling Co., B42, P569	Fee simple
FRANK A. WOLK AND GINA M. BONSALL	2029-16-0066	Charles Ringling Co., B42, P569	Fee simple
SANDRA K. BUTLER	2029-16-0067	Charles Ringling Co., B42, P569	Fee simple
DAVID IVANOV, AS TRUSTEE OF THE 2976 POPLAR ST. LAND TRUST	2031-13-0071	Charles Ringling Co., B42, P569	Fee simple
JOYCE P. HARDIE AND JULIE GWEN	2031-13-0070	Charles Ringling Co., B42, P569	Fee simple
JOAQUIN ENRIQUE BATISTA FRANCO AND CARLY ELIZABETH BATISTA	2029-16-0071	Charles Ringling Co., B42, P569	Fee simple

THOMAS AND MICHELLE M. DODSON	0052-04-0026	Fla Mort & Inv. Co. B10, P536	Fee simple
JB HOLDINGS OF SARASOTA, L.L.C.	0052-04-0001	Fla Mort & Inv. Co. B10, P536	Fee simple
BOB ALLEN AND LORI ANN JEFFERSON	0052-05-0009	Fla Mort & Inv. Co. B10, P536	Fee simple
MURIEL R. LOCKLEAR	0054-01-0015	Fla Mort & Inv. Co. B10, P536	Fee simple
ANTHONY AND KAREN PUCCIO	0052-04-0027	Fla Mort & Inv. Co. B10, P536	Fee simple
KEITH E. ROLLINS AND LISA J. PAXIN-ROLLINS	0052-04-0033	Fla Mort & Inv. Co. B10, P536	Fee simple
BRIAN T. SANBORN	0052-04-0032	Fla Mort & Inv. Co. B10, P536	Fee simple
BONNIE A. KLEIN	2034-02-0014	Fla Mort & Inv. Co. B10, P536	Fee simple
THE OAKS AT WOODLAND PARK HOMEOWNERS ASSOCIATION, INC	0052-03-0062	Fla Mort & Inv. Co. B10, P536	Fee simple
KIMBERLY DAWN HEWITT, AS TRUSTEE FOR THE KIMBERLY DAWN HEWITT REVOCABLE TRUST	0052-05-0012	Fla Mort & Inv. Co. B10, P536	Fee simple
JOHN L. AND MARY ALLGYER AND LEVI AND TAMMY L. LANTZ, JR.	0054-01-0030	Fla Mort & Inv. Co. B10, P536	Fee simple
SHANNON LUGANNANI AND HELEN ELENA EMEGBAGHA	0054-01-0028	Fla Mort & Inv. Co. B10, P536	Fee simple
MARCH AND LEANN SCLABACH	0054-01-0029	Fla Mort & Inv. Co. B10, P536	Fee simple
CALLIE PARSONS	0054-01-0016	Fla Mort & Inv. Co. B10, P536	Fee simple
ANNA MARIE MARTIN	0052-04-0041	Fla Mort & Inv. Co. B10, P536	Fee simple
ANDREW AND JENNIFER HEATH	0052-04-0039	Fla Mort & Inv. Co. B10, P536	Fee simple
JOHN AND JAANA AVRAMIDIS	0052-04-0034	Fla Mort & Inv. Co. B10, P536	Fee simple

SUSAN COAKLEY AND THOMAS MCCALL	0052-04-0036	Fla Mort & Inv. Co. B10, P536	Fee simple
DAVID AND CYNTHIA GAUL	0052-04-0038	Fla Mort & Inv. Co. B10, P536	Fee simple
SUSAN SCHMITT	0052-04-0035	Fla Mort & Inv. Co. B10, P536	Fee simple
RAYMOND AND LINDA WENCK	0052-04-0040	Fla Mort & Inv. Co. B10, P536	Fee simple
JOHN ALVIS	2034-02-0017	Fla. Mort. & Inv. Co, B10, P532	Fee simple
CATHERINE TERESA GRAY	0054-04-0007	Fla. Mort. & Inv. Co, B10, P532	Fee simple
JOSHUA CARROLL HACKNEY	0054-04-0006	Fla. Mort. & Inv. Co, B10, P532	Fee simple
MICHAEL AND VIVIAN KRAVCHAK	0054-04-0004	Fla. Mort. & Inv. Co, B10, P532	Fee simple
LEWMA ENTERPRISE, INC.	2034-02-0001	Fla. Mort. & Inv. Co, B10, P532	Fee simple
LEWMA ENTERPRISE, INC.	2034-02-0003	Fla. Mort. & Inv. Co, B10, P532	Fee simple
RICKEY SMULL	0054-04-0017	Fla. Mort. & Inv. Co, B10, P532	Fee simple
CAMERON W. AND CAROL T. MCGOUGH	0054-04-0003	Fla. Mort. & Inv. Co, B10, P532	Fee simple
IRVIN J. AND CYNTHIA P. SPIEGEL	2034-02-0004	Fla. Mort. & Inv. Co, B10, P532	Fee simple
JOE R. HEMBREE, AS TRUSTEE OF THE JOE R. HEMBREE REVOCABLE TRUST	2034-02-0013	Fla. Mort. & Inv. Co, B10, P532	Fee simple
JILL AND WILLIAM BOOTH	2034-01-0042	Fla. Mort. & Inv. Co, B10, P532	Fee simple
THOMAS M. AND JOYCE R. FAY	2031-02-1337	H. Palmer, B11, P524	Fee simple determinable
CRABAPPLE ENTERPRISE, LLC	0054-03-0018	M. Neihardte, B10, P529	Fee simple
MICHAEL A. AND JANEL K. HUCKLEBERRY	0054-02-0024	M. Neihardte, B10, P529	Fee simple
BRIAN J. AND CHERYL A. KEY	0054-02-0025	M. Neihardte, B10, P529	Fee simple
TAMMY LYNN	0054-03-0016	M. Neihardte, B10, P529	Fee simple
WILLIAM MARTELL, III	0054-03-0003	M. Neihardte, B10, P529	Fee simple

EXHIBIT 21

MICHAEL MCLAUGHLIN	0054-02-0037	M. Neihardte, B10, P529	Fee simple
3153 NOVUS COURT, LLC	0054-03-0005	M. Neihardte, B10, P529	Fee simple
BRADLEY BLUM MORRISON	2034-03-0080	No recorded conveyance	Fee simple by adverse possession
JOHN W. AND CHRISTINE L. FORDHAM	2034-03-0083	No recorded conveyance	Fee simple by adverse possession
SHIRLEY P. RAMSEY	2034-03-0089	No recorded conveyance	Fee simple by adverse possession
RAY AND ELLA BONTRAGER	0053-04-0010	O.A. Burton, et ux, B23, Pg 58	Fee simple
RALPH R. AND DALE MARIE BRAUN	0053-14-0035	O.A. Burton, et ux, B23, Pg 58	Fee simple
JOSEPH AND DOROTHY D'ANGELO, AS AS TRUSTEES OF THE D'ANGELO FAMILY REVOCABLE TRUST	0053-14-0034	O.A. Burton, et ux, B23, Pg 58	Fee simple
CRAIG B. AND CYNTHIA D. DICKIE	0053-04-0006	O.A. Burton, et ux, B23, Pg 58	Fee simple
PAMELA DRIGGS	0053-14-0037	O.A. Burton, et ux, B23, Pg 58	Fee simple
ZOILA EMANUELLI, AS TRUSTEE OF THE ZOILA EMANUELLI REVOCABLE TRUST	0053-06-0035	O.A. Burton, et ux, B23, Pg 58	Fee simple
MICHELLE GARCIA	0053-06-0003	O.A. Burton, et ux, B23, Pg 58	Fee simple
ANN T. GERAGHTY	0053-06-0046	O.A. Burton, et ux, B23, Pg 58	Fee simple
GPG LIMITED, LLC	0053-06-0004	O.A. Burton, et ux, B23, Pg 58	Fee simple
STEPHEN A. HEARD	0053-03-0033	O.A. Burton, et ux, B23, Pg 58	Fee simple
JACTRACE, LLC	0053-11-0056	O.A. Burton, et ux, B23, Pg 58	Fee simple
DEBORAH KECK	0053-11-0052	O.A. Burton, et ux, B23, Pg 58	Fee simple
JAMES AND DIANE KOSTAN	0053-14-0002	O.A. Burton, et ux, B23, Pg 58	Fee simple
LAKE SAWYER TWO, LLC	0053-11-0053	O.A. Burton, et ux, B23, Pg 58	Fee simple
KEITH R. AND MARY M. LEESEBERG	0053-06-0043	O.A. Burton, et ux, B23, Pg 58	Fee simple

EXHIBIT 21

DOUGLAS P. AND MARIA A. LUFF	0053-14-0001	O.A. Burton, et ux, B23, Pg 58	Fee simple
SHIRLEY I. MANFREDO	0053-03-0037	O.A. Burton, et ux, B23, Pg 58	Fee simple
CHERYL A. MARCHAND AND CANDACE A. MAGIERA	0053-11-0059	O.A. Burton, et ux, B23, Pg 58	Fee simple
JAVIER NIETO AND MAYLEN NEGRIN	0053-06-0039	O.A. Burton, et ux, B23, Pg 58	Fee simple
BARBARA A. NIKIAS	0053-06-0044	O.A. Burton, et ux, B23, Pg 58	Fee simple
ELMER H. AND LENA M. NOLT, TRUSTEES	0053-14-0006	O.A. Burton, et ux, B23, Pg 58	Fee simple
ELMER H. AND LENA M. NOLT, TRUSTEES	0053-14-0007	O.A. Burton, et ux, B23, Pg 58	Fee simple
LAWRENCE D. AND VERONICA D. SALZMAN	0053-14-0038	O.A. Burton, et ux, B23, Pg 58	Fee simple
JAMES J. TUTSOCK AND MARY J. MCQUEEN	0053-06-0034	O.A. Burton, et ux, B23, Pg 58	Fee simple
ROBERT J. AND MAUREEN C. WILSON	0053-06-0038	O.A. Burton, et ux, B23, Pg 58	Fee simple
THERESA A. WILSON	0053-06-0042	O.A. Burton, et ux, B23, Pg 58	Fee simple
JENNIFER YAGER	0053-06-0041	O.A. Burton, et ux, B23, Pg 58	Fee simple
TRAVIS MARC AND ELIZABETH MARIE YODER	0053-14-0004	O.A. Burton, et ux, B23, Pg 58	Fee simple
ORVIE W. AND MARIE M. ZIMMERMAN AND EMERY AND MARY ELLEN YODER	0053-04-0009	O.A. Burton, et ux, B23, Pg 58	Fee simple
JOSE SIERRA TESTI-MARTINEZ AND CLARA A. MYERS	0053-06-0006	O.A. Burton, et ux, B23, Pg 58	Fee simple
MARTIN AND CAROL FRANCES GRABER	0053-04-0004	O.A. Burton, et ux, B23, Pg 58	Fee simple
MARTIN GRABER	0053-04-0005	O.A. Burton, et ux, B23, Pg 58	Fee simple
CHERYL A. DEL POZZO GALLAGHER	0053-11-0054	O.A. Burton, et ux, B23, Pg 58	Fee simple
JAMES J. AND SUZANNE M. NAIMAN	0053-06-0045	O.A. Burton, et ux, B23, Pg 58	Fee simple

VINTON AND DIANNE TREFZ, AS TRUSTEES OF THE TREFZ LIVING TRUST	0053-14-0032	O.A. Burton, et ux, B23, Pg 58	Fee simple
DONNA M. PERKINS	0053-03-0036	O.A. Burton, et ux, B23, Pg 58	Fee simple
MINDY PIANA	0053-14-0005	O.A. Burton, et ux, B23, Pg 58	Fee simple
CSESZNOK, ZSOLT & MARIANNA BARTUS	0053-11-0057	O.A. Burton, et ux, B23, Pg 58	Fee simple
BERGERON, MICHAEL AND NELSON, RICHARD	0053-14-0033	O.A. Burton, et ux, B23, Pg 58	Fee simple
BETTY LOU YUTZY, AS TRUSTEE OF THE BETTY LOU YUTZY TRUST	0053-04-0001	O.A. Burton, et ux, B23, Pg 58	Fee simple
JOHN A. HOBBS, JR. AND MARK F. MARINO	0053-06-0005	O.A. Burton, et ux, B23, Pg 58	Fee simple
GERALD A. LAGACE	0053-14-0003	O.A. Burton, et ux, B23, Pg 58	Fee simple
PHYLLIS H. PERRUC	0053-11-0058	O.A. Burton, et ux, B23, Pg 58	Fee simple
COSIMO A. FRAGOMENI	0053-03-0034	O.A. Burton, et ux, B23, Pg 58	Fee simple
JEFFREY C. DOYLE, AS TRUSTEE OF THE WALLACE DAVID BRUNTON TESTAMENTARY TRUST	2031-02-1366	OH Pendley, July 17, 1923	Fee simple
GARY L. CATHEY AND VICTORIA L. GOODRICH	2031-02-1370	OH Pendley, July 17, 1923	Fee simple
DOUGLAS AND CYNTHIA G. ABBOTT	0061-10-0039	Sarasota Land Co, B19, P415	Fee simple
NEAL AND JO ATCHLEY	0060-11-0086	Sarasota Land Co, B19, P415	Fee simple
KERWIN AND JUDY BAKER	0060-03-0035	Sarasota Land Co, B19, P415	Fee simple
ERSILA BORCHERT	0060-03-0047	Sarasota Land Co, B19, P415	Fee simple
KAREN E. BOWSER	0061-07-0049	Sarasota Land Co, B19, P415	Fee simple
CAROL CALDWELL	0060-03-0041	Sarasota Land Co, B19, P415	Fee simple
JAMES M. AND JENEVE S. CAWLEY	0060-11-0088	Sarasota Land Co, B19, P415	Fee simple

AMY ROSEANN COATS AND DARRIN LEE JOHNSON	0060-14-0089	Sarasota Land Co, B19, P415	Fee simple
FRANK T. CROTSLEY	0061-10-0032	Sarasota Land Co, B19, P415	Fee simple
WANDA DONNER, AS TRUSTEE OF THE WANDA DONNER LIVING TRUST	0060-11-0061	Sarasota Land Co, B19, P415	Fee simple
BERNADETTE FERAGOLA	0061-07-0047	Sarasota Land Co, B19, P415	Fee simple
MARK T. AND ANGELA D. FLAHERTY	0061-07-0097	Sarasota Land Co, B19, P415	Fee simple
SHARON L. GALLAGHER, AS TRUSTEE OF THE SHARON L. GALLAGHER REVOCABLE TRUST	0060-03-0045	Sarasota Land Co, B19, P415	Fee simple
DONALD L. GEARY, AS TRUSTEE OF THE DONALD L. GEARY REVOCABLE TRUST	0060-03-0048	Sarasota Land Co, B19, P415	Fee simple
ROMAN T. AND CAROLYN F. GRABER, AS TRUSTEES OF THE ROMAN AND CAROLYN GRABER REVOCABLE TRUST	0060-06-0072	Sarasota Land Co, B19, P415	Fee simple
RENATE B. HARKAVY	0060-06-0068	Sarasota Land Co, B19, P415	Fee simple
ALVIN L. AND MICHELLE L. HARRELL, JR.	0060-03-0049	Sarasota Land Co, B19, P415	Fee simple
GARNETT D. AND STEPHANIE S. HAYES	0061-10-0034	Sarasota Land Co, B19, P415	Fee simple
WAYNE A. AND JOYCE O. HIBBS, JR.	0061-07-0046	Sarasota Land Co, B19, P415	Fee simple
PAUL K. AND DAPHNE J. HUTCHISON	0060-03-0044	Sarasota Land Co, B19, P415	Fee simple
IZMIRLIAN PROPERTIES, LLC	0061-15-0010	Sarasota Land Co, B19, P415	Fee simple
LINDA L. JONES	0060-06-0077	Sarasota Land Co, B19, P415	Fee simple
MYRTLE KRAUSE	0061-15-0012	Sarasota Land Co, B19, P415	Fee simple
LINDA LYON	0061-07-0042	Sarasota Land Co, B19, P415	Fee simple

KIM A. AND SHEILA E. MARSHALL, AS TRUSTEES OF THE KIM A. AND SHEILA E. MARSHALL TRUST	0060-03-0038	Sarasota Land Co, B19, P415	Fee simple
MICHAEL L. MORGAN	0060-14-0080	Sarasota Land Co, B19, P415	Fee simple
GREGORY B. NOWAK	0061-10-0030	Sarasota Land Co, B19, P415	Fee simple
RYAN R. PARKER	0061-07-0044	Sarasota Land Co, B19, P415	Fee simple
BRIAN N. SEYMOUR	0061-10-0036	Sarasota Land Co, B19, P415	Fee simple
WILBUR O. SMITH	0061-10-0035	Sarasota Land Co, B19, P415	Fee simple
VERA STRANIERE	0061-07-0048	Sarasota Land Co, B19, P415	Fee simple
SUZANNE M. THORNBURG	0061-10-0031	Sarasota Land Co, B19, P415	Fee simple
PAUL WICHA	0061-10-0038	Sarasota Land Co, B19, P415	Fee simple
BRAD D. AND PATRICIA T. WILSON	0061-06-0006	Sarasota Land Co, B19, P415	Fee simple
TIMOTHY J. AND DANA ZIZAK	0061-07-0050	Sarasota Land Co, B19, P415	Fee simple
TROY ALVIS	0061-07-0043	Sarasota Land Co, B19, P415	Fee simple
CARL G. AND TOBIE L. DESANTIS	0060-14-0084	Sarasota Land Co, B19, P415	Fee simple
JAMES R. AND MARY ELLEN BISHOP	0060-03-0040	Sarasota Land Co, B19, P415	Fee simple
ROBERT E. AND MICHELLE S. MESSICK	0061-07-0098	Sarasota Land Co, B19, P415	Fee simple
JULIE MORRIS	0060-03-0050	Sarasota Land Co, B19, P415	Fee simple
LINDA A. YARBROUGH	0061-15-0016	Sarasota Land Co, B19, P415	Fee simple
DAVID R. AND JOY S. BAILEY, AS TRUSTEES OF THE JOY S. BAILEY AND DAVID R. BAILEY REVOCABLE TRUST	0060-11-0084	Sarasota Land Co, B19, P415	Fee simple

CAROLE M. BOWNS	0060-06-0069	Sarasota Land Co, B19, P415	Fee simple
CHAD WAITES	0060-06-0074	Sarasota Land Co, B19, P415	Fee simple
MICHAEL R. AND EDITHA D. FETTIG	0061-15-0017	Sarasota Land Co, B19, P415	Fee simple
TIMOTHY G. AND ALISA J. HERRING	0061-07-0095	Sarasota Land Co, B19, P415	Fee simple
BURNELL, CYNTHIA	0061-15-0089	Sarasota Land Co, B19, P415	Fee simple
SCHROCK, SANDRA	0060-03-0032	Sarasota Land Co, B19, P415	Fee simple
LEROY AND RUBY SCHROCK	0060-11-0058	Sarasota Land Co, B19, P415	Fee simple
LEROY AND RUBY SCHROCK	0060-11-0059	Sarasota Land Co, B19, P415	Fee simple
LEROY AND RUBY SCHROCK	0060-14-0077	Sarasota Land Co, B19, P415	Fee simple
RUBY SCHROCK, AS TRUSTEE OF THE RUBY SCHROCK REV. TRUST	0060-11-0063	Sarasota Land Co, B19, P415	Fee simple
RUBY SCHROCK, AS TRUSTEE OF THE RUBY SCHROCK REV. TRUST	0060-11-0064	Sarasota Land Co, B19, P415	Fee simple
RUBY SCHROCK, AS TRUSTEE OF THE RUBY SCHROCK REV. TRUST	0060-11-0066	Sarasota Land Co, B19, P415	Fee simple
RUBY SCHROCK, AS TRUSTEE OF THE RUBY SCHROCK REV. TRUST	0060-14-0075	Sarasota Land Co, B19, P415	Fee simple
JONATHAN YUTZY AND C. JOY	0060-11-0065	Sarasota Land Co, B19, P415	Fee simple
HAIR, BARBARA AND LESLEY DWYER	0060-06-0063	Sarasota Land Co, B19, P415	Fee simple
MILDRED KANDEL	0060-06-0064	Sarasota Land Co, B19, P415	Fee simple
SAUL ALBERTO LOPEZ AND LIZ JANNETTE MARTINEZ-RAMOS	0060-03-0052	Sarasota Land Co, B19, P415	Fee simple
MAST INVESTMENTS, LLC	0060-06-0071	Sarasota Land Co, B19, P415	Fee simple
NICOLE J. ALTERGOTT	0060-06-0062	Sarasota Land Co, B19, P415	Fee simple
BARBARA SUE SCHROCK	0060-03-0033	Sarasota Land Co, B19, P415	Fee simple

LANCE AND HELENE WARRICK	0060-14-0083	Sarasota Land Co, B19, P415	Fee simple
ROBERT N. O'NEILL, AS TRUSTEE OF THE ROBERT N. O'NEILL LIVING TRUST AND HEATHER H. PENNINGTON, AS TRUSTEE OF THE HEATHER H. PENNINGTON REVOCABLE LIVING TRUST	0061-15-0090	Sarasota Land Co, B19, P415	Fee simple
PHILLIPPI PINES, LLC	0061-15-0096	Sarasota Land Co, B19, P415	Fee simple
SUZANNE MCDONALD	2029-14-0006	US Court Judgement	Fee simple
DOMINIC D. AND KATHLEEN M. BOOTH	2029-15-0046	US Court Judgement	Fee simple
SEAN AND DARCY BYRNES	2029-15-0045	US Court Judgement	Fee simple

The aforementioned source deeds/conveyances were previously provided, as noted in the following chart:

Source deed	Bates number
A.C. Clough et ux., B19, P481	4023Sawyer000009-10
A.C. Honore, B23, P127	4023Sawyer000024-26
Charles Ringling Co., B42, P569	US_0000007-8
Fla Mort & Inv. Co. B10, P536	4023Sawyer000013-15, US_0000070-74
Fla. Mort. & Inv. Co, B10, P532	4023Sawyer000011-12
H. Palmer, B11, P524	4023Sawyer000019-23
M. Neihardte, B10, P529	4023Sawyer000016
O.A. Burton, et ux, B23, Pg 58	4023Sawyer000017-18
OH Pendley, July 17, 1923	US_0000001-6
Sarasota Land Co, B19, P415	4023Sawyer000027
US Court Judgement	US_0000009-59