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This Document Prepared By and Return to:
Andrea Blackford
Sarasota County Government
Real Estate Services
1660 Ringling Boulevard, 2nd Floor, Suite 240
Sarasota, Florida 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016038419 2 PG(S)
March 31, 2016 01:45:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Sec/Twp/Rng 12/37S/18E
P.I.D. # 0093070040
Parcel # 100.00
I.S-093-0031
Project # 59523 100



This Warranty Deed made this 22 day of March, ~~2008~~ 2016, by and between **GROVE POINTE HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation not for profit, whose mailing address is c/o Argus Property Management, 2477 Stickney Point Road, Suite 118A, Sarasota, Florida 34231-4067, hereinafter called Grantor, and **Sarasota County**, a political subdivision in the State of Florida, whose mailing address is P.O. Box 8, Sarasota, Florida 34230, hereinafter called Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, the following described parcel of lands lying and being in Sarasota County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the same in fee simple forever, together with all appurtenances thereto belonging or in anywise appertaining; and said Grantor fully warrants the title to said lands and that said lands are free and clear of any liens or encumbrances and will defend the same against the lawful claims of all persons whomsoever.

AND THE Grantor covenants with the Grantee that it is lawfully seized of said lands in fee simple; the Grantor has good, right and lawful authority to sell and convey said land.

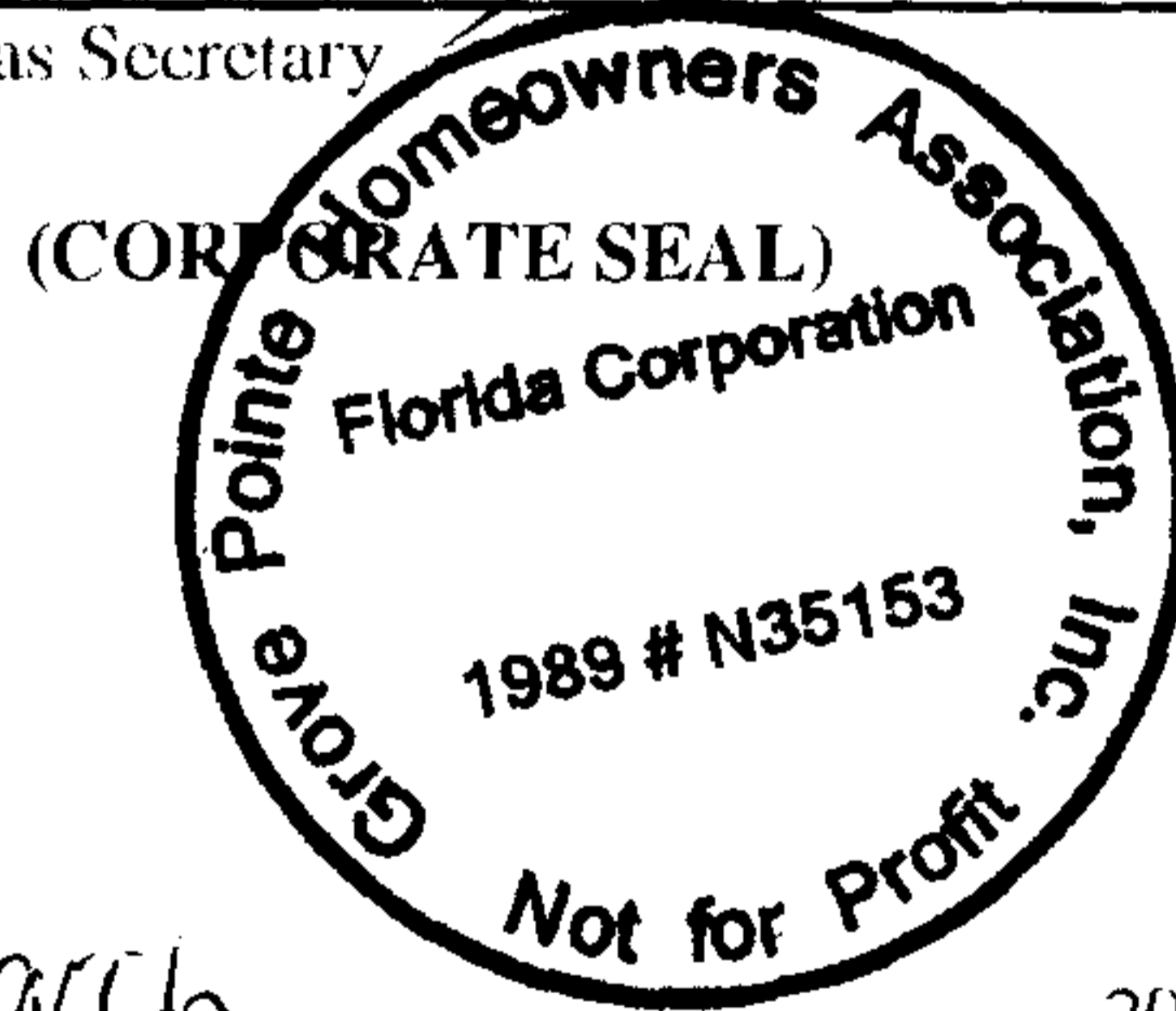
IN WITNESS WHEREOF the Grantor hereunto sets his/her hand and seal this first date written above.

Signed and Sealed in the presence of two witnesses

GROVE POINTE HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit

Frank Di Piazza
First Witness
Print Name: FRANK DI PIAZZA
Thomas J. Bast
Second Witness
Print Name: THOMAS J. BAST

By: [Signature]
John Smith, as President
Attest: [Signature]
Tom Wilcox, as Secretary



STATE OF Florida
COUNTY OF SARASOTA

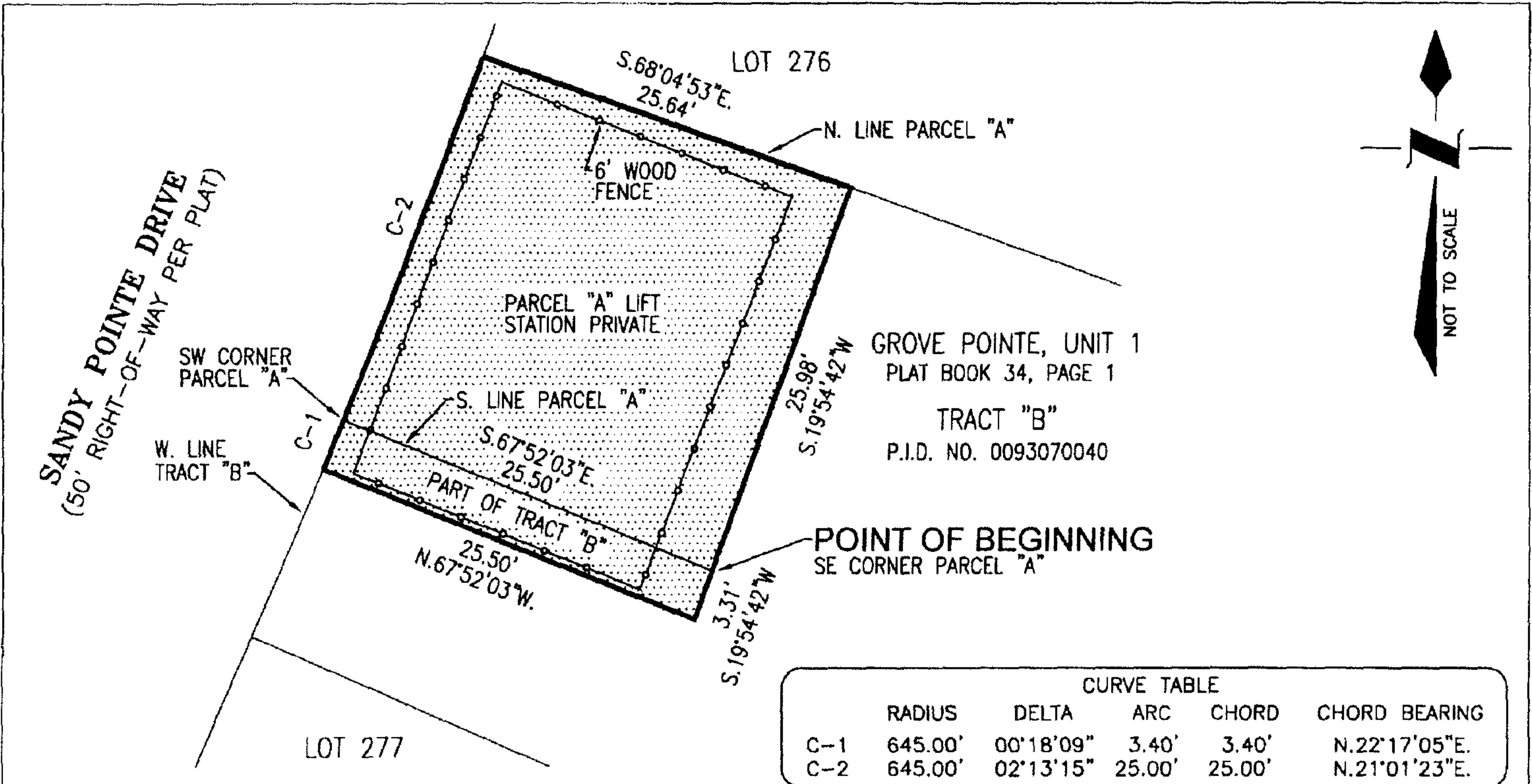
The foregoing instrument was acknowledged before me this 22nd day of March, 20 16, by John Smith, as President, and Tom Wilcox, as Secretary, on behalf of GROVE POINTE HOMEOWNERS ASSOCIATION, INC., who is/are personally known to me or who has/have produced Florida Drivers License as identification and (did/did not) take an oath.



[Signature]
Notary Public
Dawn LaBarre
Print Name
Commission No.: EE 200853
Expiration Date: 7-30-16

59523 400 500 489
5327
I.D.#
CUST.

EXHIBIT "A"



CURVE TABLE					
	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C-1	645.00'	00°18'09"	3.40'	3.40'	N.22°17'05\"E.
C-2	645.00'	02°13'15"	25.00'	25.00'	N.21°01'23\"E.

All of Parcel "A", Lift Station Private, GROVE POINTE, UNIT 1, according to the plat thereof recorded in Plat Book 34, Page 1 of the Public Records of Sarasota County, Florida:

TOGETHER WITH

That part of Tract "B", GROVE POINTE, UNIT 1, according to the plat thereof recorded in Plat Book 34, Page 1 of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Parcel "A", Lift Station Private; thence run South 19°54'42"West for a distance of 3.31 feet; thence run North 67°52'03"West for a distance of 25.50 feet to the West line of said Tract "B" also being a point on a circular curve to the left, having a radius of 645.00 feet, a central angle of 00°18'09", a chord bearing of North 22°17'05"East, a chord distance of 3.40 feet, thence run Northeasterly along the arc of said curve for a distance of 3.40 feet to the Southwest corner of said Parcel "A"; thence run South 67°52'03"East along the South line of said Parcel "A" for a distance of 25.50 feet to the Point of Beginning.

Containing 727.3 square feet, more or less.

ABBREVIATION LEGEND

- R/W = RIGHT-OF-WAY
- R.P.B. = ROAD PLAT BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- RNG. = RANGE
- N.T.S. = NOT TO SCALE
- NO. = NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.I.D. = PROPERTY IDENTIFICATION
- SUB. = SUBDIVISION
- CO. = COMPANY

SURVEYOR'S NOTES

1. BEARINGS SHOWN ARE ASSUMED, THE NORTH LINE PARCEL "A", LIFT STATION PRIVATE, GROVE POINT, UNIT 1, RECORDED IN P.B. 34, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEARING BEING SOUTH 68°04'53"EAST.
2. SUBJECT TO EASEMENTS OF RECORD.
3. THIS DRAWING IS A DESCRIPTION SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY OF THE PARCEL DESCRIBED.

Teri S. Owen

2-11-16

TERI S. OWEN, SR. SURVEYOR
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5928
 STATE OF FLORIDA
 SARASOTA COUNTY SURVEY-MAPPING
 1001 SARASOTA CENTER BLVD.
 SARASOTA, FLORIDA 34240

FEE SIMPLE					
PARCEL NO. 100.00	DRAWN	J.M.	DATE	2-10-16	SCALE N.T.S.
PARCEL = 727.3 Square Feet ±	CHECKED	T.O.	DATE	2-10-16	JOB NO.

I:\PDSBC\SURVEY\SANDYPT\SANDYPOINTLIFTSTATION.DWG