

This instrument prepared by,
And when recorded, return to:

Jeffrey A. Grebe. Esq.
Williams Parker Harrison Dietz & Getzen, P.A.
200 S. Orange Avenue
Sarasota, FL 34236

Property appraisers parcel identification (Folio) number: 0786002100

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 20th day of June 2017, by and between **WEST VILLAGES IMPROVEMENT DISTRICT**, an independent district of the State of Florida, whose address is c/o Special District Services, Inc., 2501 Burns Road, Palm Beach Gardens, Florida 33410 (“Grantor”); and **THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA**, a body corporate organized and existing under the laws of the State of Florida, whose address is 1960 Landings Blvd., Sarasota, Florida 34231 (“Grantee”). The words “Grantor” and “Grantee” include the neuter, masculine and feminine genders, and the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Sarasota County, Florida, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the “Property”).

TO HAVE AND TO HOLD the Property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

This conveyance is subject to taxes (if any) and assessments (if any) for the year 2017 and subsequent years; restrictions, reservations, covenants and easements of record, including but not limited to restrictive covenants set forth in Corrective Special Warranty Deed effective June 1, 2017, recorded in the Official Records as Instrument #2017_____, Public Records of Sarasota County, Florida; and applicable governmental regulations (collectively the “Permitted Exceptions”).

Grantor does hereby covenant with Grantee that, except as to the Permitted Exceptions, at the time of the delivery of this Deed, the Property is free from any encumbrance made by Grantor, and that Grantor will specially warrant title to the Property and will defend it against the lawful claims of all persons claiming by through or under Grantor, but against none other.

Grantor hereby affirms that the School Board of Sarasota County, Florida, is exempt and immune from any assessments or taxes that may otherwise be levied by West Villages Improvement District on the Property.

Grantor specifically waives and releases any automatic reservation and right of entry in accordance with Florida Statutes Section 270.11.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute, seal and deliver this indenture, all the day and year first written above.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Witness:

**WEST VILLAGES IMPROVEMENT
DISTRICT**, an independent district of the State
of Florida

Name: _____

By: _____

Witness:

Name: _____

Title: _____

Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____
2017, by _____, as _____ of West Villages
Improvement District, an independent district of the Sate of Florida. He/She is personally known
to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public

Name: _____

State of Florida at Large

Commission Expires: _____

EXHIBIT A

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

A tract lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of said Section 33 and the southeast corner of said Section 32; thence N.89°05'29"W., along the south line of said Section 32, a distance of 410.14 feet to the southeast corner of Parcel 400 as recorded in Official Records Instrument Number 2010135760, Public Records of Sarasota County, Florida; thence N.00°30'33"E., along the east line of said Parcel 400, a distance of 343.36 feet to the southerly most corner of Parcel 303 as recorded in Official Records Instrument Number 2007150241 in said Public Records, being the point of curvature of a non-tangent curve to the right, having a radius of 1,082.00 feet and a central angle of 15°06'08"; thence northerly along the arc of said curve, being the east line of said Parcel 303, a distance of 285.19 feet, said curve having a chord bearing and distance of N.13°58'46"E., 284.37 feet, to the point of reverse curvature of a curve to the left having a radius of 928.00 feet and a central angle of 19°46'36"; thence northerly along the arc of said curve, also partially along said east line of Parcel 303, partially along the east line of Parcel 304 and partially along Parcel 305 as recorded in Official Records Instrument Number 2007150241 in said Public Records, a distance of 320.31 feet to the end of said curve; thence continue along the south, east and north lines of said Parcel 305 for the following three (3) calls; (1) thence S.89°59'52"E., a distance of 169.32 feet; (2) thence N.00°00'08"E., a distance of 338.00 feet; (3) thence N.89°59'52"W., a distance of 174.12 feet to a point on the east line of a Non-Exclusive Easement as recorded in Official Records Book 2785, Page 641 in said Public Records; thence N.00°30'33"E., along said east line of a Non-Exclusive Easement, a distance of 130.27 feet to the southwest corner of a Manatee Community College Tract as recorded in Official Records Book 1570, Page 2172 in said Public Records; thence S.89°29'07"E., along the south line of said Manatee Community College Tract and the easterly extension thereof, a distance of 1,856.40 feet; thence S.00°30'44"W., a distance of 1,398.86 feet to a point on the south line of above-mentioned Section 33; thence N.89°39'43"W., along said south line of said Section 33, a distance of 1,566.19 feet to the Point of Beginning.