WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of April 2019, between LAKEWOOD RANCH STEWARDSHIP DISTRICT, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended, whose mailing address is 14400 Covenant Way, Lakewood Ranch, Florida 34202, (hereinafter the Grantor), and MANATEE COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the Grantee).

WITNESSETH, that Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee’s heirs and assigns forever, the following described land, to wit:

See legal description identified as Exhibit A attached hereto and incorporated herein by this reference.

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

AND the Grantor does hereby covenant 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 fully warrants the title to said real property 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 for the year 2019 and subsequent years.

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

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.
Signed, sealed and delivered in the presence of two witnesses as required by law:

First Witness Signature
Suzanne L. Fugate

First Witness Printed Name

Second Witness Signature
Kathleen J. Horn
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 23rd day of April, 2019, by Rex E. Jensen, as Chairman of Lakewood Ranch Stewardship District, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended, who is personally known to me or has produced as identification.

Affix seal below:

Notary Public Signature
Tamara Harris

Printed Name

Commission Number

Expiration Date
EXHIBIT "A"

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 34

END OF THE
MASTERS AVENUE

POI1 NT OF
BEGINNING

EASTERLY LINE OF THE
MASTERS AVENUE

MATCH LINE

LAKE CLUB, PHASE II
FLAT BOOK 62, PAGE 1

LAKE CLUB, PHASE I
UNIT 1-6B 4/0 VINEYARDS
FLAT BOOK 54, PAGE 1B

SOUTH RIGHT-OF-WAY LINE
THE MASTERS AVENUE
(120' WIDE PUBLIC RIGHT-OF-WAY)
ORB 2391, PAGE 1937

SCALE: 1"=1,000'

ABBREVIATIONS:

NTC = NON-TANGENT CURVE
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
SF = SQUARE FEET
(OA) = OVERALL BEARING OR DISTANCE
ORB = OFFICIAL RECORDS BOOK
TWP = TOWNSHIP
RNG = RANGE

SEE SHEET 2 FOR TABLES
SEE SHEET 3 FOR DESCRIPTION

REV. A—UPDATED ADJACENT PARCELS: 9-21-18 RRC
This is NOT a Survey and Not valid without all sheets.

FOR:

Nov 01, 2018 - 11:30:31
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Stantec
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SKETCH & DESCRIPTION OF
THE MASTERS AVENUE EXTENSION TO BOURNESIDE
SECTION 25, 35 & 36, TOWNSHIP 36 SOUTH,
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

TASK CODE: 320
DRAWN BY: EDM
CHECKED BY: RRC
CAD FILE: 215613369--spak01
PROJECT NO: 215613369
SHEET 1 OF 3
DRAWING INDEX NO: 215613369--spak01
REV: A
### LINE TABLE

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<td>L2</td>
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<tr>
<td>L3</td>
<td>N08°20'15&quot;E</td>
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<tr>
<td>L4</td>
<td>S72°47'54&quot;E</td>
<td>1,139.89'</td>
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<tr>
<td>L5</td>
<td>N75°50'22&quot;E</td>
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<td>L7</td>
<td>S89°57'46&quot;E</td>
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<tr>
<td>L10</td>
<td>S75°50'22&quot;W</td>
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<td>L11</td>
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### CURVE TABLE

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<td>31°21'44&quot;</td>
<td>1,609.28'</td>
<td>1,589.26'</td>
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<tr>
<td>C5</td>
<td>5,060.00'</td>
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<td>1,253.85'</td>
<td>1,250.64'</td>
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<td>1,654.13'</td>
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<td>433.19'</td>
<td>432.75'</td>
<td>W77°13'49&quot;W</td>
</tr>
</tbody>
</table>

### NOTES:
1. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this sketch, drawing, plat or map is for informational purposes only.
2. Bearings shown hereon are relative to the east line of Section 34, Township 35 South, 19 East, Manatee County, Florida and having a bearing of S01°08'00"W.
3. This is a sketch only and does not represent a field survey.

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**This is NOT a Survey and Not valid without all sheets.**

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**SKETCH & DESCRIPTION OF THE MATERS AVENUE EXTENSION TO BOURNESSIDE SECTION 25, 35 & 36, TOWNSHIP 36 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA**

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**Stantec**

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**By:**

Robert R. Cunningham, PE, N.J., No. 3924

**Date of Signature:**

11/13/2018

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**SEE SHEET 1 FOR SKETCH**

**SEE SHEET 3 FOR DESCRIPTION**

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**For:**

Nov 01, 2018 – 11:30:31

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**Drawing Index No:**

215613369v-spsk01

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**Rev:**

A

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**Task Code:**

320

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**Drawn By:**

EDM

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**Checked By:**

RRC

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**CAD File:**

215613369v-spsk01

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**Project No:**

215613369

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**Sheet:**

2 of 3
EXHIBIT "A"

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 25, 35 & 36, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the northeast corner of Section 34, Township 35 South, Range 19 East, Manatee County, Florida; thence S.01°08'00"W., along the east line of said Section 34, a distance of 1,079.15 feet to its intersection with the south right-of-way line of The Masters Avenue (120 foot wide public right-of-way) recorded in Official Records Book 2391, Page 1937, Public Records of Manatee County, Florida; thence along said south right-of-way line for the following four (4) courses; (1) N.47°46'50"E., a distance of 80.18 feet to the point of curvature of a curve to the right having a radius of 2,490.00 feet and a central angle of 28°29'57"; (2) thence northeasterly along the arc of said curve, a distance of 1,238.54 feet to the point of tangency of said curve; (3) thence N.76°16'47"E., a distance of 615.98 feet to the point of curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 22°03'28"; (4) thence easterly along the arc of said curve, a distance of 1,077.94 feet to the end of said The Masters Avenue and being the POINT OF BEGINNING; thence N.08°20'15"E., along the easterly line of The Master Avenue, a distance of 120.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 2,920.00 feet and a central angle of 08°51'51", said point being a point on the south line of Country Club East at Lakewood Ranch, Subphase UU, Units 1B & 1C aka Collington, as recorded in Plat Book 57, Page 137 of said Public Records; the following four (4) calls are along the southerly line of said plat of Country Club East at Lakewood Ranch, Subphase UU, Units 1B & 1C aka Collington, and the southerly line of Country Club East at Lakewood Ranch, Subphase UU, Unit 1D aka Collington, as recorded in Plat Book 58, Page 122 of said Public Records: (1) thence easterly along the arc of said curve, a distance of 451.75 feet, said curve having a chord bearing and distance of S.77°13'49"E., 451.30 feet, to the point of tangency of said curve; (2) thence S.72°47'54"E., a distance of 1,139.89 feet to the point of curvature of a curve to the left having a radius of 2,940.00 feet and a central angle of 31°21'44"; (3) thence easterly along the arc of said curve, a distance of 1,609.28 feet to the point of tangency of said curve; (4) thence N.75°50'22"E., a distance of 1,281.40 feet to the southeast corner of said plat, also being the southwest corner of premises described in Official Records Book 1906, Page 7287 of said Public Records; the following three (3) calls are along the southerly line of said premises: (1) thence continue N.75°50'22"E., a distance of 356.24 feet to the point of curvature of a curve to the right having a radius of 5,060.00 feet and a central angle of 14°11'52"; (2) thence easterly along the arc of said curve, a distance of 1,253.85 feet to the point of tangency of said curve; (3) thence S.89°57'46"E., a distance of 586.02 feet; thence leaving said southerly line, S.00°02'14"W., a distance of 120.00 feet; thence N.89°57'46"W., a distance of 586.02 feet to the point of curvature of a curve to the left having a radius of 4,540.00 feet and a central angle of 14°11'52"; thence westerly along the arc of said curve, a distance of 1,224.11 feet to the point of tangency of said curve; thence S.75°50'22"W., a distance of 1,637.64 feet to the point of curvature of a curve to the right having a radius of 3,060.00 feet and a central angle of 31°21'44"; thence westerly along the arc of said curve, a distance of 1,674.96 feet to the point of tangency of said curve; thence N.72°47'54"W., a distance of 1,139.89 feet to the point of curvature of a curve to the left having a radius of 2,800.00 feet and a central angle of 08°51'51"; thence westerly along the arc of said curve, a distance of 433.19 feet to the POINT OF BEGINNING.

Said tract contains 802,454 square feet or 18.4218 acres, more or less.

SEE SHEET 1 FOR SKETCH
SEE SHEET 2 FOR TABLES

This is NOT a Survey and Not valid without all sheets.

FOR:

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