

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CITY OF ANNA MARIA, a Florida
municipal corporation,
Plaintiff,

Case No.:

vs.

NOSLENS, INC., a Florida corporation, and
STEVEN H. NELSON, individually,
Defendants.

_____ /

COMPLAINT

1. Plaintiff, CITY OF ANNA MARIA (“City”), is a municipal corporation organized and existing under the laws of Florida, located in Manatee County.

2. Defendant, NOSLENS, INC. (“Noslens, Inc.”), is a Florida corporation with a principal address of 305 Spring Avenue, Anna Maria, Florida, 34216.

3. Defendant, STEVEN H. NELSON (“Nelson,” and, together with Noslens, Inc., “Defendants”), is a resident of Florida and the incorporator and controlling officer of Noslens, Inc.

4. Venue is proper in Manatee County because the subject property, waterways, and wrongful acts are located in this County.

5. All conditions precedent to the maintenance of this action have occurred, been performed, or been waived. Plaintiff has retained Vose Law Firm, LLP, and has agreed to pay a reasonable fee for its services.

GENERAL ALLEGATIONS

6. Pursuant to applicable Florida law, the City holds in trust for the public all rights-of-way, canals, waterways, and submerged lands within its jurisdiction that were dedicated to the

public through subdivision plats, including the canals and yacht basin lying within the plat of Luana Isles that are the subject of this action.

7. In 1962, a Florida corporation named West Coast Properties of Clearwater, Inc. ("Original West Coast Properties"), dedicated a plat of Luana Isles, recorded at Plat Book 11, Pages 21-23, of the Public Records of Manatee County, Florida (the "Luana Isles Plat"). A true and correct copy of such plat is attached as Exhibit "A".

8. The Luana Isles Plat dedicated the canals and yacht basin lying within the Luana Isles Plat (collectively, the "Luana Isles Canals") to the public "forever," as shown in the recorded plats.

9. The Original West Coast Properties corporation dissolved in 1969.

10. In December 2021, Defendant Nelson created a new Florida corporation under the same name, West Coast Properties of Clearwater, Inc., ("Fraudulent West Coast Properties") and, in January 2005, created Noslens, Inc.

11. On January 4, 2022, the Fraudulent West Coast Properties purported to convey the Luana Isles Canals to Noslens, Inc. via quit claim deed, *even though it had no ownership interest in the property*.

12. The quit claim deed reflecting this fraudulent conveyance was recorded in the public records of Manatee County (Inst. #202241022703), thereby clouding title to the public waterways ("Fraudulent Deed"). A true and accurate copy of the Fraudulent Deed is attached hereto as "Exhibit B."

13. Upon information and belief, Defendants thereafter engaged in a scheme to sell interests in the fraudulently titled waterways to nearby property owners, falsely demanding such

property owners pay for a quitclaim deed to such interest as necessary to protect their own property's title and creating a burden upon property sales and closings.

14. Defendants' actions are wrongful, fraudulent, and contrary to law.

**COUNT I – VIOLATION OF F.S. § 817.535
(FRAUDULENT FILINGS AGAINST REAL PROPERTY)**

15. Plaintiff realleges paragraphs 1–14.

16. Section 817.535, Florida Statutes, prohibits any person from filing or directing another to file, with the intent to defraud or harass, any instrument in the official records which affects or purports to affect an interest in real property, knowing or having reason to know that such instrument is false, fictitious, or fraudulent.

17. On January 4, 2022, Defendants prepared, executed, and caused to be filed and recorded in the Official Records of Manatee County, Florida, a fraudulent quit claim deed purporting to convey ownership of the Luana Isles canals and yacht basin from a sham entity styled “West Coast Properties of Clearwater, Inc.” to Defendant Noslens, Inc. (Instrument #202241022703).

18. At the time of filing, Defendants knew or reasonably should have known that: (a) The canals and yacht basin had been expressly dedicated to the public in perpetuity on the subdivision plat; (b) The original West Coast Properties of Clearwater, Inc. had been dissolved in 1969 and held no interest to convey; and (c) Noslens, Inc. had no legitimate claim or interest in the waterways.

19. Defendants filed or caused the filing of the false instrument with the intent to defraud and harass the City of Anna Maria and its residents, to cloud title to public property, and to extort money from affected waterfront property owners through demands for releases and payments.

20. As a direct and proximate result of Defendants' fraudulent filing, the City of Anna Maria has sustained injury, including but not limited to: (a) Clouds on title to public property held in trust for the benefit of the public; (b) Impairment of the City's ability to exercise full dominion and control over its public waterways; (c) The necessity of legal action to quiet title, protect the public's rights, and prevent continuing fraud; (d) Harm to affected property owners whose property sales and closings have been obstructed or burdened by Defendants' false claims; and (e) Damage to the reputation of the City of Anna Maria, undermining public confidence in its ability to safeguard community assets and interests.

21. Section 817.535(8), Florida Statutes, expressly provides a civil cause of action for any person adversely affected by a fraudulent filing, authorizing recovery of: (a) Actual damages sustained; (b) Court costs and reasonable attorney's fees; (c) Declaratory and injunctive relief invalidating the fraudulent instrument; and (d) Punitive damages where, as here, Defendants acted with malicious intent and in reckless disregard of the rights of the City and its residents.

WHEREFORE, Plaintiff, CITY OF ANNA MARIA, respectfully requests that this Court enter judgment in its favor and against Defendants, jointly and severally, and grant the following relief pursuant to F.S. § 817.535: (1) Declare the January 4, 2022 quit claim deed (Instrument #202241022703) fraudulent, null, and void; (2) Enjoin Defendants from recording or attempting to record any further false, fictitious, or fraudulent instruments affecting property owned by the City or dedicated to the public; (3) Award Plaintiff its actual damages, including reputational damages, together with prejudgment interest; (4) Award Plaintiff its reasonable attorney's fees and court costs; (5) Award punitive damages sufficient to punish Defendants and deter similar conduct; and (6) Grant such other and further relief as the Court deems just and proper.

COUNT II – DECLARATORY JUDGMENT

22. Plaintiff restates and incorporates herein by reference the allegations set forth in paragraphs 1-14 above.

23. This is a civil action by Plaintiff against Defendants for declaratory relief pursuant to the Declaratory Judgment Act. Sec. 86.011, *et seq*, Fla. Stat., to afford Plaintiff relief from insecurity and uncertainty with respect to its rights, status, and other equitable and legal relations resulting from Defendants' actions.

24. Defendants' filing of a fraudulent quit claim deed has created a genuine and justiciable controversy concerning ownership and control of the Luana Isles canals and yacht basin. Title companies have questioned the City's ownership, closings have been delayed or conditioned upon improper and fraudulent releases, and property owners have been subjected to demands for illegal and extortionate payments.

25. A present, practical need exists for judicial declaration confirming that the canals and yacht basin are and always have been dedicated to the public, owned in trust by the City, and not subject to private ownership by Defendants.

26. A declaration will resolve uncertainty and terminate controversy regarding the legal status of the canals, thereby protecting the public's rights and the City's authority to regulate and control its waterways.

WHEREFORE, Plaintiff requests this Court: (1) grant a declaratory judgment establishing that Plaintiff reserves exclusive rights over the Luana Isles Canals pursuant to public dedication; (2) declare that Defendants have no ownership rights over the Luana Isles Canals; (3) declare that the deed recorded by Defendants purporting to support or establish Defendants' ownership rights is null and void; (4) forever bar and estop Defendants from having or claiming any right, title, or

interest in the Luana Isles Canals; (5) award Plaintiff costs of this action; and (6) grant such other and further relief as the Court may deem just and proper.

COUNT III – PERMANENT INJUNCTION

27. Plaintiff restates and incorporates herein by reference the allegations set forth in paragraphs 1-14 above.

28. Defendants are engaged in an illegal and extortionate scheme predicated upon a “wild deed,” which violates Plaintiff’s rights pursuant to a clear dedication of the Luana Isles Canals to the public.

29. Unless enjoined, Defendants will continue to assert ownership over public waterways and extort payments from property owners and property purchasers, resulting in ongoing uncertainty, blocked and delayed transactions, interference with public rights, and damages to the reputation of the City of Anna Maria, Anna Maria Island, Manatee County and the State of Florida, all of such injuries not being compensable by money damages alone.

30. Injunctive relief will not harm Defendants, as Defendants have no legitimate property interest in the Luana Isles Canals, and such Defendants are merely acting fraudulently with no colorable claim to the property they claim to own.

31. Injunctive relief will serve the City’s residents and the broader public by protecting public waterways, preventing fraud, preventing further damages to the reputation of the City of Anna Maria, Anna Maria Island, Manatee County and the State of Florida, and discouraging misleading advertising expressly deemed a public nuisance under the law.

32. Defendants’ fraudulent filing and ongoing assertions of ownership constitute a continuing wrong that threatens irreparable injury to the City and its residents. The City’s ability

to exercise dominion and control over its waterways is impaired, and property owners face ongoing harassment and financial injury from Defendants' demands.

33. Legal remedies are inadequate because monetary damages alone cannot clear title, prevent future fraudulent filings, or restore confidence in property transactions involving City waterways.

34. The balance of equities favors injunctive relief, as Defendants have no legitimate interest in the canals, while the City and public have a strong interest in preserving their dedicated use. Public policy and the protection of property rights further support permanent injunctive relief.

WHEREFORE, Plaintiff requests this Court (1) grant a permanent injunction restraining Defendants from claiming any ownership of the Luana Isles Canals and forever barring and estopping Defendants from having or claiming any right, title, or interest in the Luana Isles Canals; (2) awarding Plaintiff costs of this action; and (3) granting such other and further relief as the Court may deem just and proper.

**COUNT IV – VIOLATION OF CHAPTER 27, CITY OF ANNA MARIA
CODE OF ORDINANCES**

35. Plaintiff restates and incorporates herein by reference the allegations set forth in paragraphs 1-14 above.

36. Section 27-1 of the Anna Maria Code of Ordinances adopts F.S. § 817.41, prohibiting misleading advertising.

37. Section 27-12 further declares that dissemination of misleading advertising with a nexus to Anna Maria is fraudulent and unlawful.

38. Defendants' representations to the public, including to waterfront buyers and sellers, that Noslens, Inc. owns the Luana Isles Canals constitute misleading advertising designed to obtain money or property under false pretenses.

WHEREFORE, Plaintiff requests this Court (1) grant a permanent injunction restraining Defendants from recording any further false instruments, demanding or collecting money from property owners based on false ownership claims, or otherwise interfering with the City's ownership and control of the canals; (2) grant a declaration of Defendants' activity as a public nuisance, along with civil penalties, and all other remedies authorized by Chapter 27; (3) grant all remedies authorized by law, including costs, and all other damages proven; and (4) grant all other and further relief as the Court may deem just and proper.

COUNT V - FRAUD

39. Plaintiff restates and incorporates herein by reference the allegations set forth in paragraphs 1-14 above.

40. Defendants knowingly created a sham corporation and executed a false deed with the intent to deceive property owners and the City and extract fraudulent payments. Various property owners in the City reasonably relied upon and were subsequently damaged by such conduct.

41. Defendants intentionally and knowingly made false statements of material fact by recording such fraudulent deed purporting to convey ownership of the canals to Noslens, Inc. and by representing to property owners, potential property purchasers, title companies, and real estate professionals that Noslens owned and controlled the waterways.

42. Defendants knew these statements were false at the time they were made, as the canals had been dedicated to the public and the grantor corporation had been dissolved for decades. Defendants nevertheless acted with the intent to induce reliance by property owners and others, including, but not limited to, title companies and attorneys handling closings.

43. Property owners and title companies reasonably relied upon Defendants' false statements and threats, resulting in payments made to Defendants to clear title issues, delays or cancellations of closings, and additional expenses including attorney's fees.

44. As a direct and proximate result of Defendants' fraud, the City and its residents have suffered damages, including financial losses, interference with property transactions, and harm to the City's reputation.

45. Defendants' conduct constitutes fraud under Florida common law.

WHEREFORE, Plaintiff requests judgment against Defendants for compensatory damages, restitution, attorney's fees, costs, and all other relief deemed just and proper. Plaintiff reserves the right to assert claims for punitive damages.

COUNT VI – PUBLIC NUISANCE

46. Plaintiff restates and incorporates herein by reference the allegations set forth in paragraphs 1-14 above.

47. Defendants' fraudulent deed and repeated assertions of ownership constitute a public nuisance because they obstruct the public's right to use and enjoy waterways that have been dedicated in perpetuity for public benefit.

48. The City has the duty and authority to abate public nuisances affecting its residents. Defendants' actions have interfered with the City's ability to maintain public rights of navigation, enjoyment, and use of the canals, and have disrupted the orderly administration of property rights within the City.

49. Unless abated, the nuisance will continue to harm property owners and the general public by creating uncertainty, imposing improper financial demands, and undermining confidence in the City's property records.

50. Such conduct constitutes a public nuisance subject to abatement.

WHEREFORE, Plaintiff requests this Court (1) grant an order declaring Defendants' conduct a nuisance; (2) enjoin Defendants' conduct; and (3) grant any other and further relief as the Court may deem just and proper.

**COUNT VII – VIOLATION OF FLORIDA DECEPTIVE
AND UNFAIR TRADE PRACTICES ACT (FDUTPA)**

51. Plaintiff restates and incorporates herein by reference the allegations set forth in paragraphs 1-14 above.

52. Defendants' conduct constitutes deceptive and unfair practices in trade or commerce under Chapter 501, Part II, Florida Statutes.

53. In particular, Defendants' conduct, including recording a fraudulent deed and demanding money from property owners under false claims of ownership, constitutes unfair and deceptive acts and practices in the conduct of trade or commerce within the meaning of FDUTPA.

54. These deceptive practices have caused actual damages to property owners, including improper payments, delays and increased costs in closing transactions, and legal expenses. The City has also suffered damages, including reputational injury and the costs of protecting its residents.

55. FDUTPA authorizes declaratory, injunctive, and monetary relief, as well as attorney's fees and costs, to remedy such unfair and deceptive practices.

56. Defendants misrepresented ownership of public waterways to extract payments and obstruct property sales.

57. Plaintiff and affected property owners suffered actual damages, and injunctive relief is warranted.

WHEREFORE, Plaintiff requests judgment under FDUTPA granting (1) declaratory and injunctive relief; (2) restitution; (3) actual damages; (4) attorney's fees; (5) costs; and (6) all further relief permitted by law and such other and further relief as the Court may deem just and proper.

COUNT VIII – ACCOUNTING, DISGORGEMENT, AND RESTITUTION

58. Plaintiff restates and incorporates herein by reference the allegations set forth in paragraphs 1-14 above.

59. Defendants have demanded and received money from property owners under false claims of ownership of the canals. The amounts and identities of all victims are uniquely within Defendants' knowledge and control.

60. Because of Defendants' fraudulent scheme, an accounting is necessary to determine the full extent of payments made by property owners and any other financial gains realized by Defendants through their wrongful conduct.

61. Equity requires that Defendants disgorge all money and benefits wrongfully obtained from property owners and reimburse them for actual expenses incurred as a result of the fraud, including attorney's fees.

WHEREFORE, Plaintiff requests judgment requiring Defendants to (1) provide a full and complete accounting of all money received from property owners in connection with their fraudulent claims; (2) to disgorge all such funds, to reimburse affected property owners for their losses and expenses; (3) to pay Plaintiff's attorney's fees, costs, and (4) such other relief as the Court may deem just and proper.

Dated this 2nd day of October, 2025.

/s/ Gretchen R.H. Vose

GRETCHEN R.H. VOSE, ESQ.

Florida Bar No. 169913

TAYLOR SIMONDS, ESQ.

Florida Bar No. 1050253

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mguidone@vosclaw.com

Attorneys for Plaintiff

IN FRACTIONAL SECTION 18, TOWNSHIP 34 S., RANGE 16E.
MANATEE COUNTY, FLORIDA

19990

FIRST ADDITION TO

DESCRIPTION

BEGIN AT THE SOUTH WESTERLY CORNER OF LOT 73 BLOCK "B" OF CHANAY, LEXINGTON, MISSOURI AS
 RECORDED IN PLAT BOOK 22 OF THE PUBLIC RECORDS OF CHANAY, LEXINGTON, MISSOURI, THENCE
 S60°00'W ALONG THE SOUTHERLY R/W OF OLD FAY DRIVE 318.00' TO THE EASTERLY R/W OF
 HOLLY ROAD, THENCE S30°42'E ALONG THE EASTERLY R/W OF SAID HOLLY ROAD 456.30', THENCE
 S27°26'E 552.86' TO THE NORTHERLY R/W OF CHANAGARADA ROAD, THENCE S22°22'E 42.00' ALONG
 THE SAID NORTHERLY R/W 223.78', THENCE N77°42'E 14.37' TO THE P.C. OF A CURVE TO THE
 LEFT HAVING A RADIUS OF 52.16', THENCE NORTH WASTERLY ALONG THE ARC OF SAID CURVE 39.80'
 TO THE P.T., THENCE N80°00'W 34.60' TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS
 OF 100' AND A DELTA ANGLE OF 120°, THENCE NORTH EASTERLY ALONG THE ARC OF SAID CURVE
 56.42' TO THE P.T., THENCE S22°42'E 28.83' TO THE INTERSECTION OF THE ARC OF A CURVE
 CONCAVE TO THE NORTH HAVING A RADIUS OF 100' AND A DELTA ANGLE OF 226°34'00",
 THENCE NORTH EASTERLY ALONG THE ARC OF SAID CURVE 552.46' TO THE P.T. THENCE N30°42'E
 528.00' THENCE N07°30'W 300.24' TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF
 100' AND A DELTA ANGLE OF 120°, THENCE NORTH EASTERLY ALONG THE ARC OF SAID CURVE
 121.60' TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 52.00', THENCE NORTH EASTERLY
 ALONG THE ARC OF SAID CURVE 51.27' TO THE P.T., THENCE N75°42'E 44.63' TO THE SOUTH
 EASTERLY CORNER OF SAID LOT 73, THENCE N02°07'12"W ALONG THE SOUTHERLY LINE OF SAID
 LOT 73 65.42' TO THE P.O.B.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA 48
COUNTY OF MANATEE

WEST COAST PROPERTIES OF CLEARWATER, INC., A FLORIDA CORPORATION, BY ITS ONLY Elected
PRESIDENT, GEORGE J. SWEET, JR., AND BY ITS ONLY Elected SECRETARY, JOHN B. SWEET, AGING
BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, DOES HEREBY SUGGEST AND RECOMMEND
ALL Elected OFFICERS, DIRECTORS, OFFICERS, AND ORIGINATE Elected OFFICERS, DIRECTORS,
ON THIS FLAT FOR THE USE OF THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE
EXECUTED BY ITS PRESIDENT AND SECRETARY.

ATTN: SECRETARY SECRETARY PRESIDENT

STATE OF FLORIDA ss
COUNTY OF PINELLAS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GEORGE R. SNOWER, JR., PRESIDENT, AND JOHN R. SUTHER, SECRETARY, OF WEST COAST PROPERTIES OF GLENHEATH INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO SIGNED THE FIDUCIARY CERTIFICATE OF DESIGNATION AND THEY EACH SWORE TO ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA, THIS 20 DAY OF MARCH, A.D. 1980.

MY COMMISSION EXPIRES 9-22-62 Madeline M. Hunt
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF CITY OF ANNA MARIA

STATE OF FLORIDA
COUNTY OF HARRIS 33
THIS CERTIFIES THAT THE CITY COMMISSION OF THE CITY OF ANNA MARIA, FLORIDA, HAS
OFFICIALLY APPROVED THIS PLAT THIS 5th DAY OF October AD 1988

APPROVED: James T. Madson by: [Signature]
CITY CLERK WARDEN

CERTIFICATE OF COUNTY COMMISSIONERS

STATE OF FLORIDA
COUNTY OF WADSWORTH

THIS CERTIFIES THAT THIS PLAT HAS BEEN RECEIVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF WADSWORTH COUNTY, FLORIDA, AND IS ELIGIBLE FOR RECORD IN THE COUNTY. THE ACCEPTANCE OF THIS PLAT SHALL NOT BE DEEMED THE ACCEPTANCE OF THE STREETS SHOWN HEREON FOR MAINTENANCE.

DATED THIS 9th DAY OF November A.D. 1958 AT BRADENTON, FLORIDA

ATTEST: Brown & Co. H. C. [Signature]
CLERK OF THE CIRCUIT COURT CHAIRMAN BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF MANATEE 23
I, W. M. MORGAN, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY
THAT I HAVE EXAMINED THIS PLAT, AND IT COMPLEY IN ACCORD WITH ALL REQUIREMENTS FOR MAKING
PLATS AND SURVEYS AND FILING SAME FOR RECORD.
WITNESS MY HAND AND OFFICIAL SEAL AT BRADENTON, FLORIDA, THIS 12 DAY OF JULY
AD. 1988

W. J. [Signature]
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA
COUNTY OF SARASOTA, SS

I, _____, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF THE ABOVE DESCRIBED LANDS IN HARRATIE COUNTY, FLORIDA WAS MADE BY ME BASED UPON A SURVEY OF SAID PROPERTY MADE BY ME IN NOVEMBER, 1964. I FURTHER CERTIFY THAT ALL PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND ALL CORNERS MARKED AS PROVIDED BY HARRATIE COUNTY SURVEY REGULATIONS.

WITNESSES BY HAND AND OFFICIAL SEAL AT SARASOTA, FLORIDA THIS _____ DAY OF _____, 1965.

William A. Roberts
 WILLIAM A. ROBERTS
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 1446

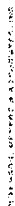
NOTE: 10 FOOT EASEMENTS FOR GENERAL
PUBLIC UTILITIES AND DRAINAGE PURPOSES
ARE RESERVED ALL SIDE AND REAR LOT
LINES WITH THE STIPULATION THAT THERE
WILL BE A MINIMUM OF TWO LOTS BETWEEN
EASEMENTS.

289640Z 08 FEB

PROPOSED

9533-103

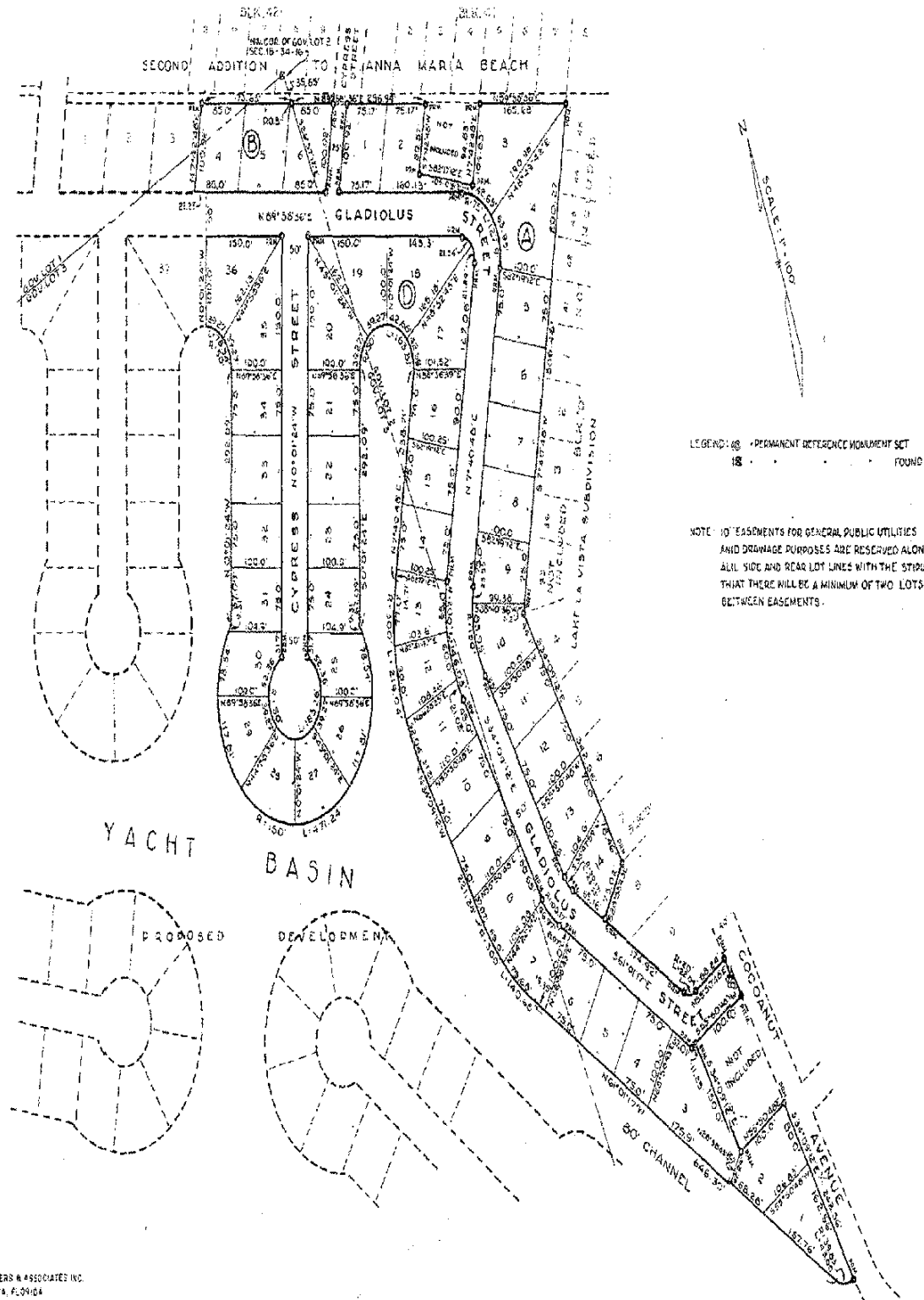
MEYERS AND ASSOCIATES ENGINEERING



158817

LUANA ISLES

SHEET NO.3 OF 3



THIS INSTRUMENT PREPARED BY:

NAME Stephen Nelson

ADDR. P.O. Box 1222

Anna Maria, FL 34216

This Quit Claim Deed, Executed this 4th day of January, 2022, by

(first party) WEST COAST PROPERTIES OF CLEARWATER, INC.

to (second party) NOSLENS, INC.

whose post office address is P.O. Box 1222, Anna Maria, FL 34216

(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 an in consideration of the sum of \$ 100.00, 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 the County of MANATEE, State of FLORIDA to wit: Parcel ID: 7070615009 (see attached legal description)

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:

John P. Bodger
Witness Signature as to First Party

John P. Bodger

Printed Name

Brenda M. Nelson
Witness Signature as to First Party

Brenda M. Nelson
Printed Name

Witness Signature as to Co-First Party (if applicable)

Printed Name

Witness Signature as to Co-First Party (if applicable)

Printed Name

X Stephen Nelson
Signature of First Party

Stephen Nelson, it's President

Printed Name

P.O. Box 1222, Anna Maria, FL 34216

Post Office Address

Signature of Co-First Party (if applicable)

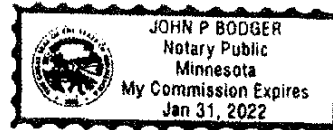
Printed Name

Post Office Address

STATE OF ~~FLORIDA~~ *Minnesota*
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 4th day of January,
2022, by Stephen Nelson, it's President, who is personally known to me ☒ has
produced Florida Foreign Corporation Registration as identification and who ☒ did not take an oath.

John P. Bodger
Notary Public
By: *John P. Bodger*
(Print, type, or stamp commissioned name of Notary Public)



Legal Description Parcel # 7070615009 1062

PARCEL B: SITUATE & BEING IN GOV LOT 3, SEC 18, TWN 34S, RNG 16E & BEING FURTHER
DESC AS FOLLOWS: BEG AT A PT IN THE N LN OF SD GOV LOT 3 FOUND BY MEASURING FROM THE
NE COR THEREOF, W 900 FT; TH FROM SD POB W ALNG N SD LOT LN, W, 256.83 FT TO THE E
TERMINUS OF GULF-TO-BAY DR AS SHOWN IN SHORE ACRES SUB FOURTH ADD; TH S 25 FT; TH W
318.99 FT; TH S 24 DEG 02 MIN 00 SEC E ALNG HOLLY RD AS SHOWN IN SHORE ACRES SUB
FOURTH ADD, 438.30 FT; TH S 00 DEG 05 MIN 00 SEC E, 424.78 FT TO JACARANDA RD; TH
ALNG JACARANDA RD S 55 DEG 22 MIN 00 SEC E 235.03 FT TO WELLS TERRACE BLK 3; TH N 34
DEG 38 MIN 00 SEC E, 23.56 FT; TH S 55 DEG 22 MIN 00 SEC E, 262.40 FT; TH N 01 DEG
20 MIN 20 SEC W, 1113.65 FT TO THE ABOVE MENTIONED POB; TOGETHER WITH PARCEL C:
SITUATE & BEING IN GOV LOT 3, SEC 18 TWN 34S RNG 16E & BEING FURTHER DESC AS
FOLLOWS: BEG AT A PT IN THE N LN OF SD GOV LOT 3 WHERE SD LOT LN INTERSECTS THE MOST
SWLY LN OF ANNA MARIA BEACH SECOND ADD BLK 42; TH FROM SD POB W ALNG SD N LOT LN
813.74 FT; TH S 01 DEG 20 MIN 20 SEC E, 1113.65 FT TO THE N LN OF WELLS TERRACE BLK
3; TH S 55 DEG 22 MIN 00 SEC E 157.60 FT; TH S 34 DEG 38 MIN 00 SEC W, 10 FT; TH S
55 DEG 22 MIN E 170 FT; TH S 34 DEG 38 MIN 00 SEC W, 200 FT; TH S 55 DEG 22 MIN E 520
FT; TH N 34 DEG 38 MIN E, 577.72 FT; TH N 01 DEG 20 MIN 20 SEC W 1247.19 FT TO THE
AFOREMENTIONED MOST SWLY LN OF ANNA MARIA BEACH SECOD ADD BLK 42; TH N 62 DEG 59 MIN
30 SEC W, 100.68 FT TO THE ABOVE MENTIONED POB (130/5); LESS THAT PART INCLUDED IN
LAUNA ISLES AS REC IN PB 11 PG 21 PRMCF DESC AS FOLLOWS: BEG AT THE NW COR OF GOV
LOT 2, SEC 18 TWN 34S, RNG 16E, TH S 26 DEG 57 MIN 12 SEC E, ALNG THE W LN OF SD GOV
LOT 2, 35.65 FT FOR A POB, TH N 89 DEG 59 MIN 36 SEC E ALNG THE S LN OF BLK 41 & 42
SECOND ADD TO ANNA MARIA BEACH SUB 256.94 FT TH S 07 DEG 42 MIN 48 SEC W 80.57 FT;
TH S 82 DEG 17 MIN 12 SEC E 105 FT, TH N 07 DEG 42 MIN 48 SEC E 94.83 FT, TH N 89
DEG 58 MIN 36 SEC E 165.68 FT TO THE W LN OF LAKE LA VISTA SUB, TH S 07 DEG 40 MIN
48 SEC W ALONG SD W LN 586.46 FT, TH S 34 DEG 09 MIN 12 SEC E 342.56 FT, TH S 28 DEG
58 MIN 43 SEC W 73.02 FT, TH S 61 DEG 01 MIN 17 SEC E 174.92 FT TO THE PC OF A CURVE
TO THE LEFT, HAVING A RAD OF 20 FT, TH ALNG THE ARC OF SD CURVE 22.04 FT TO THE PT,
TH N 55 DEG 50 MIN 48 SEC E, 68.24 FT TO THE WLY R/W OF COCONUT AVE, TH S 34 DEG 09
MIN 12 SEC E ALNG SD R/W 50 FT, TH S 55 DEG 50 MIN 48 SEC W, 100 FT, TH S 34 DEG 09
MIN 12 SEC E 150 FT, TH N 55 DEG 50 MIN 48 SEC E 100 FT TO THE WLY R/W OF SD COCONUT
AVE, TH S 34 DEG 09 MIN 12 SEC E ALNG SD R/W 242.56 FT TO THE INTERSEC OF SD R/W &
THE ARC OF A CURVE TO THE RIGHT, HAVING A RAD OF 39.83 FT, TH ALNG THE ARC OF SD
CURVE 43.88 FT TO THE PT, TH N 61 DEG 01 MIN 17 SEC W 646.30 TO THE PC OF A CURVE TO
THE RIGHT, HAVING A RAD OF 300 FT TH ALNG THE ARC OF SD CURVE 140.68 FT TO THE PT,
TH N 34 DEG 09 MIN 12 SEC W, 221.28 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A
RAD OF 300 FT, TH ALNG THE ARC OF SD CURVE 219.04 FT TO THE PT, TH N 07 DEG 40 MIN
48 SEC E 238.71 TO THE PC OF A CURVE TO THE LEFT HAVING A RAD OF 50 FT; TH ALNG THE
ARC OF SD CURVE 163.81 FT TO THE PT, TH S 00 DEG 01 MIN 24 SEC E 292.09 FT TO THE
INTERSEC OF SD LN & THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 150 FT, TH SWLY
ALNG SD ARC 471.24 FT, TH N 00 DEG 01 MIN 24 SEC W 292.09 FT TO THE PC OF A CURVE TO
THE LEFT HAVING A RAD OF 50; TH ALNG THE ARC OF SD CURVE 157.08 FT TO THE PT; TH S
00 DEG 01 MIN 24 SEC E 217.09 FT TO THE INTERSEC OF SD LN & THE ARC OF A CURVE TO
THE RIGHT HAVING A RAD OF 150 FT; TH SWLY ALNG SD ARC 471.24 FT; TH N 00 DEG 01 MIN
24 SEC W, 217.09 FT TO THE PC OF A CURVE TO THE LEFT HAVING A RAD OF 50 FT; TH ALNG
THE ARC OF SD CURVE 157.08 FT TO THE PT, TH S 00 DEG 01 MIN 24 SEC E, 217.09 FT TO
THE INTERSEC OF SD LN & THE ARC OF A CURVE TO THE RIGHT, HAVING A RAD OF 150 FT, TH
SWLY ALNG SD ARC 471.24 FT, TH N 00 DEG 01 MIN 24 SEC W, 217.09 FT TO THE PC OF A
CURVE TO THE LEFT, HAVING A RAD OF 50 FT, TH ALNG THE ARC OF SD CURVE 150.33 FT TO
THE PT, TH S 07 DEG 42 MIN 48 SEC W 228.72 FT; TH N 82 DEG 17 MIN 12 SEC W 85.42 FT
TO A PT ON THE S R/W OF GULF TO BAY DR, TH N 27 DEG 00 MIN 42 SEC W 50 FT TO THE
INTERSEC OF THE EXTENDED N R/W OF GULF TO BAY DR & THE E R/W OF POINSETTIA RD, TH N

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07 DEG 42 MIN 48 SEC E ALNG SD E R/W 478.21 FT TO THE S LN OF BLK 3 OF SHORE ACRES SUB, TH N 89 DEG 58 MIN 36 SEC E ALNG SD S LN 560.55 FT TO THE ELY R/W OF HIBISCUS RD, TH S 07 DEG 42 MIN 48 SEC W ALNG SD ELY R/W 10.09 FT, TH N 89 DEG 58 MIN 36 SEC E, ALNG THE S LN OF BLK 42, SECOND ADD TO ANNA MARIA BEACH SUB 429.09 FT TO THE POB BEING & LYING IN FRACTIONAL SECTIONS 7 & 18 TWN 34S RNG 16 E; ALSO LESS THAT PART INCLUDED IN FIRST ADDITION TO LAUNA ISLES AS REC IN 12 PG 3 PRMCF DESC AS FOLLOWS: BEG AT THE S WLY COR OF LOT 73 BLK D OF LAUNA ISLES SUB (PB 11 PG 22) PRMCF, TH S 62 DEG 59 MIN 18 SEC W ALNG THE SLY R/W OF GULF TO BAY DR 318.99 FT TO THE ELY R/W OF HOLLY RD, TH S 51 DEG 02 MIN 42 SEC E, ALNG THE ELY R/W OF SD HOLY RD 438.30 FT, TH S 27 DEG 05 MIN 42 SEC E 432.66 FT TO THE NLY R/W OF JACARANDA RD, TH S 82 DEG 22 MIN 42 SEC E ALNG THE SD NLY R/W 223.79 FT, TH N 07 DEG 55 MIN 42 SEC E 74.87 FT TO THE PC OF A CURVE TO THE LEFT HAVING A RAD OF 25 FT, TH NWLY ALNG THE ARC OF SD CURVE 39.40 FT TO THE PT, TH N 82 DEG 22 MIN 42 SEC W 134.65 FT, TH N 27 DEG 05 MIN 42 SEC W 61.76 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT, TH NELY ALNG THE ARC OF SD CURVE 54.42 FT TO THE PT, TH S 82 DEG 22 MIN 42 SEC E 253.43 FT TO THE INTERSEC OF THE ARC OF A CURVE CONC TO THE N HAVING A RAD OF 160 FT & A DELTA ANGLE OF 226 DEG 34 MIN 03 SEC TH S ELY ALNG THE ARC OF SD CURVE 632.68 FT TO THE PT, TH N 82 DEG 22 MIN 42 SEC W 525 FT, TH N 63 DEG 10 MIN 17 SEC W 305.28 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT, TH NELY ALNG THE ARC OF SD CURVE 55.05 FT TO THE PT, TH N 62 DEG 59 MIN 18 SEC E, 121.68 TO THE PC OF A CURVE TO THE LEFT HAVING A RAD OF 57.29 FT, TH NELY ALNG THE ARC OF SD CURVE 55.27 FT TO THE PT, TH N 07 DEG 42 MIN 48 SEC E 44.63 FT TO THE SELY COR OF SD LOT 73, TH N 82 DEG 17 MIN 12 SEC W ALNG THE SLY LN OF SD LOT 73 85.42 FT TO THE POB; ALSO LESS THAT PART INCLUDED IN OR 251 PG 438 DESC AS FOLLOWS: BEG AT THE SW COR OF LOT 15, ISLAND CEDARS SUB AS REC IN DB 329 PG 410 PRMCF, SD COR BEING THE INTERSEC OF THE NLY R/W OF LOS CEDROS DR & THE ELY R/W OF COCONUT AVE; TH N 60 DEG 00 MIN W 50 FT TO THE WLY R/W OF COCONUT AVE; TH S 30 DEG 00 MIN W ALNG THE SD WLY R/W OF COCONUT AVE 60 FT M/L TO THE WATERS OF A BOAT BASIN; TH WLY ALNG SD WATERS, AROUND THE PERIMETER OF A PENINSULAR OF LAND EXTENDING INTO SD BOAT BASIN 2410 FT M/L TO THE INTERSEC OF SD WATERS & THE WLY LN OF LOT 14, SD ISLAND CEDARS SUB; TH S 30 DEG 00 MIN W ALNG THE WLY LN OF SD LOTS 14 & 15, 317.99 FT TO THE POB, TOG WITH ALL RIP RIGHTS APPERTAINING THERETO. BEING & LYING IN US GOV LOT 3, SEC 18 TWN 34S RNG 16E; ALSO LESS THAT PART INCLUDED IN OR 309 PAGE 402 DESC AS FOLLOWS: BEG AT THE SW COR OF LOT 15 ISLAND CEDAR SUB AS REC IN DB 329 PG 410 PRMCF, SD CORNER BEING THE INTERSEC OF THE NLY R/W OF LOS CEDROS DR & THE ELY R/W OF COCONUT AVE, TH N 60 DEG 00 MIN 00 SEC W, 50 FT TO THE WLY R/W OF SD COCONUT AVE; TH S 30 DEG 00 MIN 00 SEC W, ALNG THE SD WLY R/W OF COCONUT AVE 200.10 FT M/L TO A PT 150 FT FROM THE INTERSEC OF SD R/W & THE N R/W OF GROUPER ST, TH N 60 DEG 00 MIN 00 SEC W PARALLEL TO THE SD N R/W OF GROUPER ST & 150 FT THEREFROM, 520 FT M/L TO A PT 150 FT FROM THE ELY R/W OF CYPRESS AVE; TH N 30 DEG 00 MIN E PARALLEL TO THE ELY R/W OF SD CYPRESS AVE & 150 FT THEREFROM, 200 FT; TH N 60 DEG 00 MIN W, 170 FT; TH N 30 DEG 00 MIN E & PARALLEL TO THE WLY R/W OF SD COCONUT AVE 529.03 FT; TH S 54 DEG 30 MIN E 199.95 FT, TH S 30 DEG 00 MIN E 290 FT, TH S 41 DEG 30 MIN 59 SEC E 305.57 FT, TO AN IRON PIPE AT THE NW COR OF LOT 14, OF SD ISLAND CEDAR SUB, TH S 30 DEG 00 MIN W ALNG THE W LN OF SD LOTS 14 & 15, 267.89 FT TO THE POB, TOG WITH ANY & ALL RIP RIGHTS APPERTAINING THERETO, BEING & LYING IN US GOV LOT 3 SEC 18 TWN 34S RNG 16E PI#70706.1500/9