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INSTRUMENT # 1999033802 4 PGS
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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
VBROTHER Receipt#084845

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Prepared by and return to:
Harvey A. Ford, Esquire
STEIN, FORD, SCHAAF & TOWZEY, LLP.
501 First Avenue North, Suite 1000
St. Petersburg, Florida 33701

Doc Stamp-Deed: 2,450.00

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made this 9 day of March, 1999, by **Richard A. A. Martin, Richard E. Nelson and Jane B. Nelson, husband and wife**, (hereinafter called the "Grantor"), to **Sparkle Car Washes, LLC**, a Florida limited liability company, whose address is 220 34th Street North, St. Petersburg, FL 33713 (hereinafter called the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, convey and confirm unto the Grantee, all that certain land situate in Sarasota County, Florida (hereinafter called the "Property"), described as follows:

See Exhibit "A" attached hereto.

Property Appraiser's Parcel I.D. No.: 0101-02-0025

Grantee's Tax ID No: _____

This property does not constitute the Homestead of Grantor.

SUBJECT TO the following:

1. Property taxes for the year 1999 and all subsequent years.
2. Matters shown and/or reserved on the Plat of SUN HAVEN, a subdivision recorded in Plat Book 7, Page 88, of the Public Records of Sarasota County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way pertaining.

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 the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Kam E. Albritton
Print Name: KAM E. ALBRITTON

Richard A. A. Martin
Richard A. A. Martin
Address: 2070 Ringling Boulevard
Sarasota, Florida 34327

Tina L. Haynes
Print Name: TINA L. HAYNES

Kam E. Albritton
Print Name: KAM E. ALBRITTON

Richard E. Nelson
Richard E. Nelson
Address: 2070 Ringling Boulevard
Sarasota, Florida 34327

Tina L. Haynes
Print Name: TINA L. HAYNES

Kam E. Albritton
Print Name: KAM E. ALBRITTON

Jane B. Nelson
Jane B. Nelson
Address: 2070 Ringling Boulevard
Sarasota, Florida 34327

Tina L. Haynes
Print Name: TINA L. HAYNES

OFFICIAL RECORDS INSTRUMENT # 1999033802 4 PGS

STATE OF FLORIDA)
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 9th day of March, 1999, by **Richard A. A. Martin**, who is personally known to me or has produced _____ as identification and did take an oath.



Mahalah Ann Bond
My Comm. Exp. 6-26-2001
Bonded By Service Ins.
No. CC859047
() Personally Known () Other I.D.

Mahalah Ann Bond
Print Name: _____

Notary Public for State of Florida
(SEAL)

My Commission Expires:

☒ Personally Known _____ ID Produced

STATE OF FLORIDA)
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 9th day of March, 1999, by **Richard E. Nelson and Jane B. Nelson, husband and wife**, who are personally known to me or have produced _____ as identification and did take an oath.



Mahalah Ann Bond
My Comm. Exp. 6-26-2001
Bonded By Service Ins.
No. CC859047
() Personally Known () Other I.D.

Mahalah Ann Bond
Print Name: _____

Notary Public for State of Florida
(SEAL)

My Commission Expires:

_____ Personally Known _____ ID Produced

LEGAL DESCRIPTION

EXHIBT "A"

Lots 7, 8, 9 and 10 of Block A, SUN HAVEN, as per plat thereof recorded in
Plat Book 7, Page 88, Public Records of Sarasota County, Florida.