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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TFERNAND Receipt#366352

Prepared by and return to:
ROBERT J. DeBOER
Attorney at Law
KANETSKY, MOORE & DEBOER, P.A.
227 Nokomis Avenue South
Venice, FL 34285

Doc Stamp-Deed: 4,634.00

File Number: 11561.09
Will Call No.:

Parcel Identification No. 429-11-0044



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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18th day of August, 2003 between **MICHAEL H. RICH and BONITA J. RICH, husband and wife**, whose post office address is 104 Bell Circle, Durango, CO 81301 of the County of La Plata, State of Colorado, grantor*, and **KESHAV ENTERPRISES, LLC, a Florida limited liability company**, whose post office address is 6730 52nd Way North, Pinellas Park, FL 33781 of the County of Pinellas, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the current year.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

JANINE CROSSNO
Witness Name: Janine Crossno

Michael H. Rich (Seal)
MICHAEL H. RICH

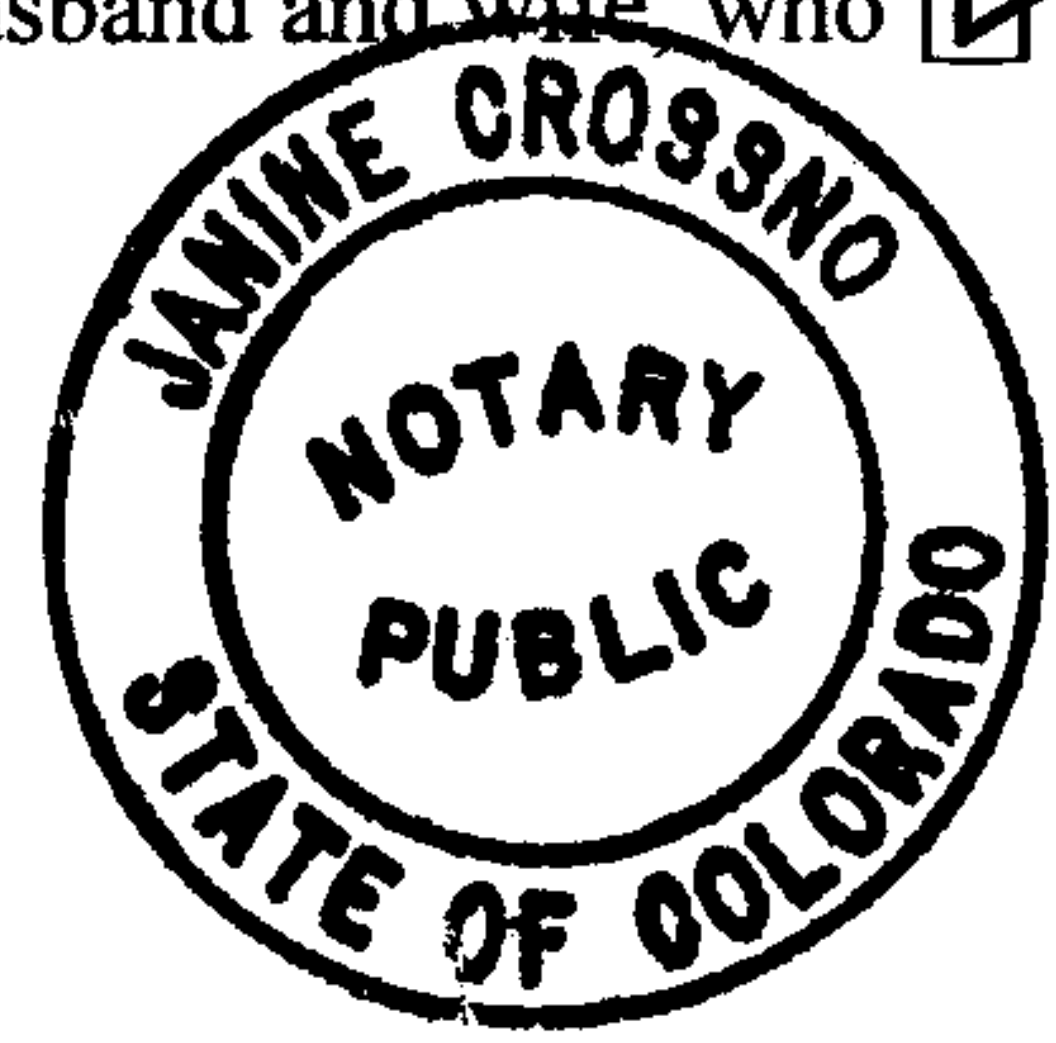
Christy Skees
Witness Name: Christy Skees

Bonita J. Rich (Seal)
BONITA J. RICH

State of Colorado
County of La Plata

The foregoing instrument was acknowledged before me this 14 day of August, 2003 by MICHAEL H. RICH & BONITA J. RICH, husband and wife, who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]



Janine Crossno
Notary Public

Printed Name: JANINE CROSSNO

My Commission Expires: 5-14-06

11561.09
KANETSKY, MOORE
& DEBOER, P.A.
RETURN TO

EXHIBIT "A"

Commence at the NE corner of Lot 1, Block 122, Venice, Venezia Park Section, recorded in Plat Book 2, Page 168, Public Records of Sarasota County, Florida; thence East (an assumed bearing), along the Easterly extension of the North line of said Block 122, a distance of 100.00 feet to the East Right of Way Line of The Rialto (100 foot wide Right of Way), same being the Northwest corner of lands described in Official Records Book 1629, Page 0714, said Public Records; thence N.00°02'43" W., along said East Right of Way line of The Rialto, a distance of 57.80 feet to the North Right of Way line of San Marco Drive, per Quit Claim Deed recorded in Official Records Book 1366, Page 2034, said Public Records; thence continue N.00°02'43"W., along said East Right of Way Line of The Rialto, a distance of 382.49 feet to the westerly Right of Way Line of Tamiami Trail (U.S.Highway No. 41 - Business), same being a curve to the left having a radius of 1928.59 feet, a central angle of 12°33'25", a chord bearing of S. 24°56'26" E. and a chord length of 421.82 feet; thence southeasterly along said westerly Right of Way line of Tamiami Trail, along the arc of said curve, an arc length of 422.67 feet to said North Right of Way line of San Marco Drive, per Quit Claim Deed recorded in Official Records Book 1366, Page 2034; Thence West along said North Right of Way Line of San Marco Drive, a distance of 177.57 feet to the Point of Beginning.

LESS those portions described as Parcel 117 for road right-of-way as described in Order of Taking recorded in O.R. Instrument #2000149553 of the Public Records of Sarasota County, Florida.