

*This instrument is prepared by:*

Marc H. Feldman

Feldman & Roback, Attorneys at Law

3908 - 26th Street West, Bradenton, Florida 34205

F&R File No. F06-7111 Parcel No. 0407-09-0002

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2006212766 1 PG

2006 DEC 06 10:02 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

ASAMS Receipt#859040

Doc Stamp-Deed: 6,650.00

## WARRANTY DEED



2006212766

Above space reserved for use by Clerk of Court

THIS DEED is made and executed by SBG Properties, Inc., a Florida corporation, whose address is 309 South Dr, Nokomis, FL 34275, hereinafter referred to as "Grantor." For good and valuable consideration, the receipt of which is acknowledged, Grantor hereby grants, bargains, sells, and conveys to MMGM, LLC, a Florida limited liability company, whose address is 365 US 41 Bypass N, Venice, FL 34285, hereinafter referred to as "Grantee," the successors and assigns of Grantee forever, all right, title, interest, estate, lien, claim, equity and demand of Grantor in and to the real property in Sarasota County, Florida, described as:

Lot 1, Catherine Subdivision, as per plat thereof recorded at Plat Book 36, Pages 2, 2A, and 2B, of the Public Records of Sarasota County, Florida.

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to property taxes for calendar year 2007. Subject to easements, reservations, and restrictions of record (if any).

In Witness Whereof, this Deed is signed in the presence of the Witnesses on 11-28-2006

Signature of First Witness

MARC H FELDMAN

Printed Name of First Witness

Signature of Second Witness

ERIK R. LIEBERMAN

Printed Name of Second Witness

SBG Properties, Inc,  
a Florida corporation

by:

Matthew R. Setter, President

State of FLORIDA

County of SARASOTA

The foregoing instrument was acknowledged before me on November 28, 2006  
by Matthew R. Setter, as President of SBG Properties, Inc, a Florida corporation, in behalf of the corporation, who personally appeared before me and

☐ is personally known to me ☒ produced Florida drivers license as identification, or  
☐ produced the following identification: \_\_\_\_\_

Notary Public (Signature)

ERIK R. LIEBERMAN

Printed Name

