

⑤ Rec. Fee = 18.50
Doc. St. = .70
19.20

N



2007114623

Prepared by and return to:

Philip E. Perrey, Attorney at Law
Hamrick, Perrey, Quinlan & Smith, P.A.
601 Twelfth Street West
Bradenton, Florida 34205
941-747-1871
File No. J17-70292

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2007114623 2 PGS

2007 JUL 20 10:09 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

HJAMES Receipt#944238

Doc Stamp-Deed:

0.70

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 17th day of July, 2007, between **RICHARD S. JACKSON, AS TRUSTEE OF THE RICHARD S. JACKSON REVOCABLE TRUST U/A/D 12/8/97, as amended**, with full power and authority as granted and provided in the Deed recorded as Instrument #2005046615, in the Public Records of Sarasota County, Florida, either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described therein and in this instrument, whose post office address is 22708 Night Heron Way, Bradenton, FL 34202, grantor, and **RSJ INVESTMENTS, LLC, a single-member Florida limited liability company**, whose post office address is 22708 Night Heron Way, Bradenton, FL 34202, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees).

Witnesseth, that said grantor, for and in consideration desire to promote welfare and the sum of ONE AND NO/100 DOLLAR (\$1.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **SARASOTA COUNTY, FLORIDA**, to-wit:

UNIT 107, FRUITVILLE BUSINESS PARK, AN OFFICE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED AS INSTRUMENT #2004101409, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 37, PAGES 2 AND 2A THROUGH 2D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 2030-15-2007.

SUBJECT TO TAXES FOR CURRENT AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS AND LIMITATIONS OF RECORD, IF ANY.

NO TITLE EXAMINATION HAS BEEN MADE BY THE DOCUMENT PREPARER AND THE LEGAL DESCRIPTION HAS BEEN FURNISHED BY THE PARTIES HERETO. THEREFORE, SAID DOCUMENT PREPARER MAKES NO REPRESENTATIONS REGARDING THE ACCURACY OF SAID LEGAL DESCRIPTION OR THE VALIDITY OF TITLE.

GRANTOR RECITES, CERTIFIES AND DECLARES THAT: THIS PROPERTY IS NOT HIS HOMESTEAD, AND HE DOES NOT RESIDE THEREON; HE IS THE SOLE MEMBER OF GRANTEE, RSJ INVESTMENTS, LLC ("THE COMPANY"); THE COMPANY IS NOT A PURCHASER UNDER SECTION 201.02(1), FLORIDA STATUTES; HE RECEIVED NO INTEREST IN THE COMPANY OR THE PROPERTY THAT HE DID NOT ALREADY HAVE BEFORE THIS TRANSFER; THIS CONVEYANCE DOES NOT INVOLVE ANY KIND OF CONSIDERATION; MEMBERSHIP UNITS IN THE COMPANY WERE ISSUED TO HIM PRIOR TO THIS CONVEYANCE; THIS CONVEYANCE IS NOT BEING MADE TO THE COMPANY IN EXCHANGE FOR MEMBERSHIP UNITS IN THE COMPANY; THIS CONVEYANCE IS A MERE CHANGE IN GRANTOR'S FORM OF OWNERSHIP OF THE PROPERTY WITHOUT ANY EXCHANGE OF VALUE TO AVOID EXPOSURE TO PERSONAL LIABILITY ARISING FROM OWNERSHIP AND MANAGEMENT OF THE

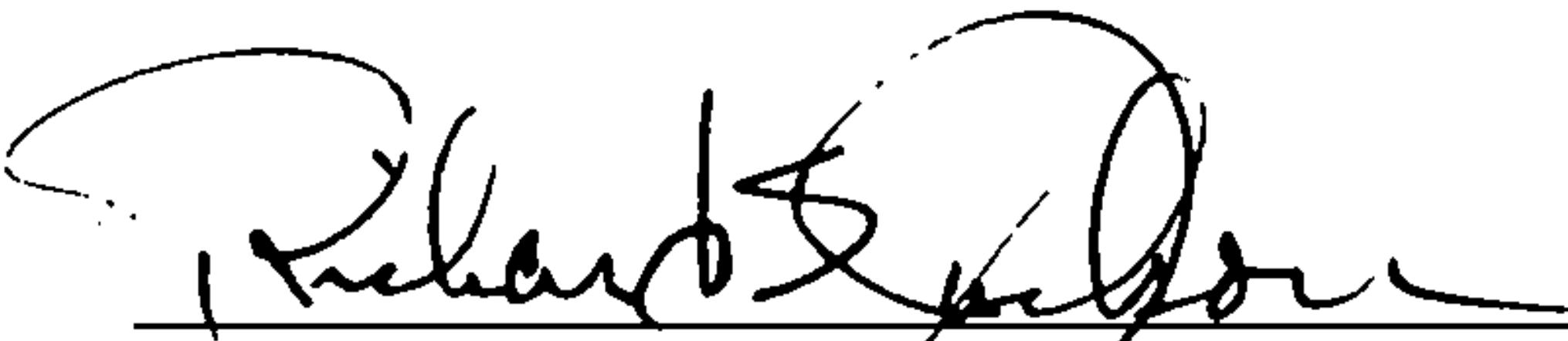
PROPERTY; THIS TRANSFER OF PROPERTY BETWEEN GRANTOR AND HIS WHOLLY OWNED GRANTEE, ABSENT ANY EXCHANGE OF VALUE, IS WITHOUT CONSIDERATION, AND THUS NOT SUBJECT TO DOCUMENTARY STAMP TAXES (EXCEPT MINIMUM TAX) PURSUANT TO THE HOLDING IN CRESCENT MIAMI CENTER, LLC V. DEPARMENT OF REVENUE, 903 SO.2d 913 (FLA. 2005).

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

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


Witness Name: **PHILIP E. PERREY**


Witness Name: **Tammy J. Horne**

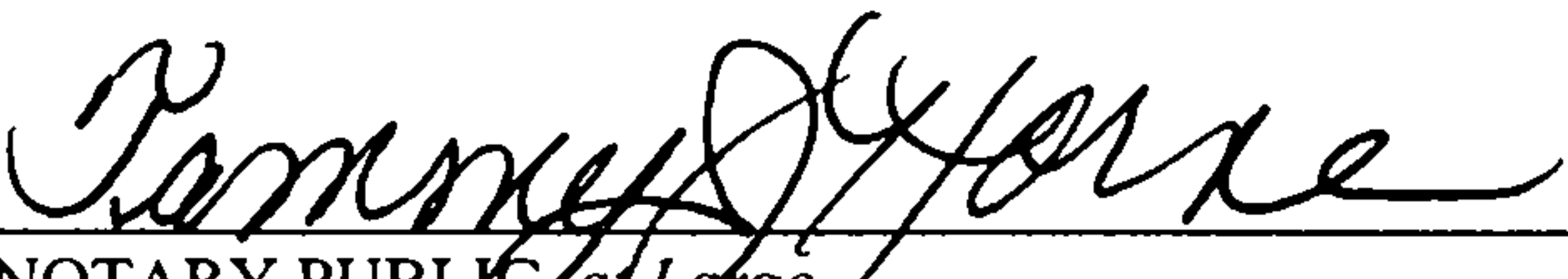

RICHARD S. JACKSON, AS
TRUSTEE OF THE RICHARD S.
JACKSON REVOCABLE TRUST U/A/D
12/8/97

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 17th day of July 2007, by **RICHARD S. JACKSON**, as Trustee as aforesaid, who

☒ is personally known to me; or
☒ produced a driver's license issued by the State of Florida; or
☐ produced the following identification: _____

(Affix Notary Seal)


NOTARY PUBLIC, at Large
Typed name: **Tammy J. Horne**
My Commission Expires:
My Commission No.: