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TFERNANDEZ Receipt#954821

PREPARED BY AND RETURN TO:  
KENNETH D. CHAPMAN, JR., Esq.  
CHAPMAN, CHAPMAN & CHAPMAN, P.A.  
1920 Golf Street  
Sarasota, Florida 34236  
(941) 366-1600

Doc Stamp-Deed: 7,700.00

Parcel Identification No. 0111-13-0023

## WARRANTY DEED



**THIS WARRANTY DEED**, made this 17<sup>th</sup> day of August, 2007, by **GASPARE MARTINO**, a/k/a **Gaspar Martino**, whose post office address is 7448 Paurotis Court, Sarasota, FL 34241, hereinafter called the Grantor, to **BENEVA LIQUORS, LLC**, a Florida limited liability company, whose post office address is 6168 9<sup>th</sup> Avenue Circle, N.E., Bradenton, FL 34212, hereinafter called the Grantee,

**WITNESSETH**, That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby covenants to Grantee the following described real property in Sarasota County, State of Florida:

Lot 9, Block A, CORAL COVE, Unit 3, according to the map or plat thereof as recorded in Plat Book 9, Page(s) 100, Public Records of Sarasota County, Florida; LESS the easterly portion of said lot previously conveyed to the State of Florida for right-of-way purposes.

**SUBJECT TO** easements, restrictions, reservations, of record, if any, and taxes for the year 2007 and subsequent years.

**AND** Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever; and that said property is free of all encumbrances not set forth herein.

**IN WITNESS WHEREOF**, Grantor signed and sealed these deed on the day and year first above written.

Signed, sealed and delivered in presence of:

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Denise J. DeNitto

GASPARE MARTINO  
7448 Paurotis Court,  
Sarasota, FL 34241

STATE OF FLORIDA  
COUNTY OF SARASOTA

SUBSCRIBED TO and sworn to before me this 17<sup>th</sup> day of August, 2007, by Gaspare Martino, who is personally known to me or who has produced a drivers license as identification.

NOTARY PUBLIC

My Commission Expires:



DENISE J. DE NITTO  
MY COMMISSION # DD 637773  
EXPIRES: March 1, 2011  
Bonded Thru Budget Notary Services