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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
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 17th 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 9th 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 17th 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