

Prepared by and Return to:  
Exceptional Title & Escrow Services, LLC  
18401 Murdock Circle, Suite B  
Port Charlotte, Florida 33948  
Phone: 941-255-1710  
File # 07-2085

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2008025081 3 PGS  
2008 FEB 25 11:54 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
MTAYLOR Receipt#1017535

Doc Stamp-Deed: 2,195.20

Corporate Warranty Deed



This Indenture, made this 7 day of February, 2008 A.D. Between Majestic Homes Realty SW, LLC, A Florida Limited Liability Company whose post office address is: 178 Monteray Way, Royal Palm Beach, FL 33411, Grantor and Consulting Firm, LLC whose post office address is: 1380 Royal Palm Square Blvd, Ft Myers, FL 33919, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

See Attached Schedule "A"

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Michelle L Kinch  
Witness Signature  
Michelle Kinch  
Witness Printed Name  
JL Heulenbergs  
Witness Signature  
JL Heulenbergs  
Witness Printed Name

Majestic Homes Realty SW, LLC, A Florida Limited Liability Company  
John P. George  
By: John P. George as Managing Member  
(Corporate Seal)

State of FL  
County of Palm Beach

The foregoing instrument was acknowledged before me this 7 day of February, 2008, by John P. George, the Managing Member of Majestic Homes Realty SW, LLC, A Florida Limited Liability Company, on behalf of the corporation. He/She is personally known to me or has produced FL Dr License as identification.

NOTARY PUBLIC-STATE OF FLORIDA  
 Michelle L. Kinch  
Commission # DD436110  
Expires: JUNE 01, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

Michelle L Kinch  
Notary Public Signature  
\_\_\_\_\_  
Notary Public Printed Name  
My Commission Expires: \_\_\_\_\_  
(Notary Seal)



## **Exhibit "A"**

PARCEL 1: Lot 66, Block 407, 9TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 12, Pages 21, 21A through 21S, of the Public Records of Sarasota County, Florida.

PARCEL 2: Lot 21, Block 880, 16TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 13, Page 15, of the Public Records of Sarasota County, Florida.

PARCEL 3: Lot 28, Block 702, 17TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 13, Page 16, 16A through 16P, of the Public Records of Sarasota County, Florida.

PARCEL 4: Lot 4, Block 845, 19TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 14, Page 7, 7A through 7P, of the Public Records of Sarasota County, Florida.

PARCEL 5: Lot 4, Block 915, 20TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 14, Page 8, 8A through 8K, of the Public Records of Sarasota County, Florida.

PARCEL 6: Lot 25, Block 999, 21ST ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 14, Page 9, 9A through 9I, of the Public Records of Sarasota County, Florida.

PARCEL 7: Lot 14, Block 1001, 21ST ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 14, Page 9, 9A through 9I, of the Public Records of Sarasota County, Florida.

PARCEL 8: Lot 13, Block 1005, 21ST ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 14, Page 9, 9A through 9I, of the Public Records of Sarasota County, Florida.

PARCEL 9: Lot 20, Block 1109, 25TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 15, Page 2, 2A through 2Q, of the Public Records of Sarasota County, Florida.

PARCEL 10: Lot 28, Block 1191, 25TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 15, Page 2, 2A through 2Q, of the Public Records of Sarasota County, Florida.

PARCEL 11: Lot 5, Block 1193, 25TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 15, Page 2, 2A through 2Q, of the Public Records of Sarasota County, Florida.

PARCEL 12: Lot 4, Block 1553, 32ND ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 15, Page 16, 16A through 16L, of the Public Records of Sarasota County, Florida.

PARCEL 13: Lot 16, Block 1595, 32ND ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 15, Page 16, 16A through 16L, of the Public Records of Sarasota County, Florida.

PARCEL 14: Lot 5, Block 1553, 32ND ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 15, Page 16, 16A through 16L, of the Public Records of Sarasota County, Florida.

PARCEL 15: Lot 13, Block 2044, 44TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Page 33, of the Public Records of Sarasota County, Florida.

PARCEL 16: Lot 5, Block 2041, 44TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Page 33, of the Public Records of Sarasota County, Florida.

PARCEL 17: Lot 22, Block 2048, 44TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Page 33, of the Public Records of Sarasota County, Florida.

PARCEL 18: Lot 42, Block 2063, 44TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Page 33, of the Public Records of Sarasota County, Florida.

PARCEL 19: Lot 13, Block 2085, 45TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Pages 38, 38A through 38GG, of the Public Records of Sarasota County, Florida.

PARCEL 20: Lot 4, Block 2123, 45TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Pages 38, 38A through 38GG, of the Public Records of Sarasota County, Florida.

PARCEL 21: Lot 31, Block 2123, 45TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Pages 38, 38A through 38GG, of the Public Records of Sarasota County, Florida.

PARCEL 22: Lot 21, Block 2124, 45TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Pages 38, 38A through 38GG, of the Public Records of Sarasota County, Florida.

PARCEL 23: Lot 20, Block 2162, 45TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Pages 38, 38A through 38GG, of the Public Records of Sarasota County, Florida.

PARCEL 24: Lot 12, Block 2213, 46TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Pages 45, 45A through 45FF, of the Public Records of Sarasota County, Florida.

PARCEL 25: Lot 22, Block 2241, 46TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat

File Number: 07-2085

Legal Description with Non Homestead  
Closer's Choice



thereof recorded in Plat Book 19, Pages 45, 45A through 45FF, of the Public Records of Sarasota County, Florida.

PARCEL 26: Lot 16, Block 2280, 47TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Pages 46, 46A through 46GG, of the Public Records of Sarasota County, Florida.

PARCEL 27: Lot 20, Block 2286, 47TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Pages 46, 46A through 46GG, of the Public Records of Sarasota County, Florida.

PARCEL 28: Lot 29, Block 2304, 47TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Pages 46, 46A through 46GG, of the Public Records of Sarasota County, Florida.

PARCEL 29: Lot 12, Block 2322, 47TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Pages 46, 46A through 46GG, of the Public Records of Sarasota County, Florida.

PARCEL 30: Lot 21, Block 2433, 49TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 21, Pages 1, 1A through 1TT, of the Public Records of Sarasota County, Florida.

PARCEL 31: Lot 3, Block 2607, 51ST ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 21, Page 8, of the Public Records of Sarasota County, Florida.

PARCEL 32: Lot 17, Block 94, 7TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 12, Pages 19, 19A through 19N, of the Public Records of Sarasota County, Florida.

PARCEL 33: Lot 23, Block 1233, 27TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 15, Pages 11, 11A through 11M, of the Public Records of Sarasota County, Florida.

PARCEL 34: Lot 15, Block 1233, 27TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 15, Pages 11, 11A through 11M, of the Public Records of Sarasota County, Florida.

PARCEL 35: Lot 21, Block 1340, 26TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 15, Pages 3, 3A through 3S, of the Public Records of Sarasota County, Florida.

PARCEL 36: Lot 12, Block 1432, 29TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 15, Pages 13, 13A through 13N, of the Public Records of Sarasota County, Florida.

PARCEL 37: Lot 32, Block 2102, 45TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Pages 38, 38A through 38GG, of the Public Records of Sarasota County, Florida.

PARCEL 38: Lot 36, Block 2084, 45TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 19, Pages 38, 38A through 38GG, of the Public Records of Sarasota County, Florida.

PARCEL 39: Lot 10, Block 553, 18TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per Plat thereof recorded in Plat Book 14, Pages 6, 6A through 6V, of the Public Records of Sarasota County, Florida.

PARCEL 40: Lot 29, Block 2304, 47TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per plat thereof recorded in Plat Book 19, Page 46, of the Public Records of Sarasota County, Florida.

PARCEL 41: Lot 5, Block 2041, 44TH ADDITION TO PORT CHARLOTTE SUBDIVISION, as per the Plat thereof recorded in Plat Book 19, Page 33, of the Public Records of Sarasota County, Florida.

PARCEL 42: Lo 11, Block 2268, 47TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 19, Pages 46, 46A through 46GG, inclusive, of the Public Records of Sarasota County, Florida.