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INSTRUMENT # 2009025495 3 PGS

2009 MAR 03 04:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

DCOURSEY Receipt#1139950

Doc Stamp-Deed: 0.70

This Instrument Prepared By:
Jan W. Pitchford, Esquire
Abel Band, Chartered
P.O. Box 49948
Sarasota, FL 34230-6948



WARRANTY DEED

This Warranty Deed is made by Geraldine Saah, Shane H. Saah, L. Scott Proffitt and Shana E. Proffitt ("Grantor") to 2480 Fruitville, LLC, a Florida limited liability company, whose post office address is 641 Tyler Drive, Sarasota, FL 34236 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 21 and the East ½ of Lot 20 and all of Lots 22, 23 and 24,
Block C, Ringling Boulevard Subdivision, as per plat thereof,
recorded in Plat Book 4, Page 79, of the Public Records of
Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above described real property is 2029-02-0006.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

This Warranty Deed was prepared without the benefit of title examination.

Grantor does hereby certify that that neither Grantor nor any member of Grantor's family has ever resided upon the above-described property or any contiguous property, and that the above-described property does not now and has never in the past constituted Grantor's homestead.

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

Executed on the 27th day of February, 2009.

RETURN TO: ABEL BAND, ET AL
16950-3 00

WITNESSES:

Debra J. Hitchcock
Print Name: Debra J. Hitchcock

Carol Gordon
Print Name: CAROL GORDON

Debra J. Hitchcock
Print Name: Debra J. Hitchcock

Carol Gordon
Print Name: CAROL GORDON

Debra J. Hitchcock
Print Name: Debra J. Hitchcock

Carol Gordon
Print Name: CAROL GORDON

Debra J. Hitchcock
Print Name: Debra J. Hitchcock

Carol Gordon
Print Name: CAROL GORDON

Geraldine Saah
Geraldine Saah
Address: _____

Shane H. Saah
Shane H. Saah
Address: _____

L. Scott Proffitt
L. Scott Proffitt
Address: _____

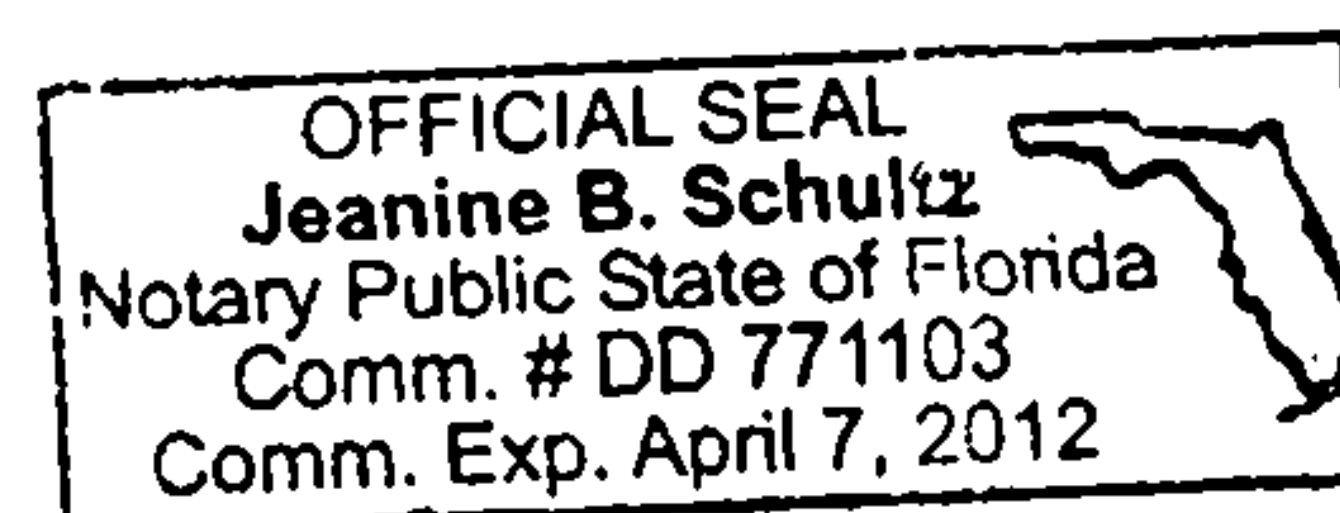
Shana E. Proffitt
Shana E. Proffitt
Address: _____

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 27 day of February, 2009, by Geraldine Saah.

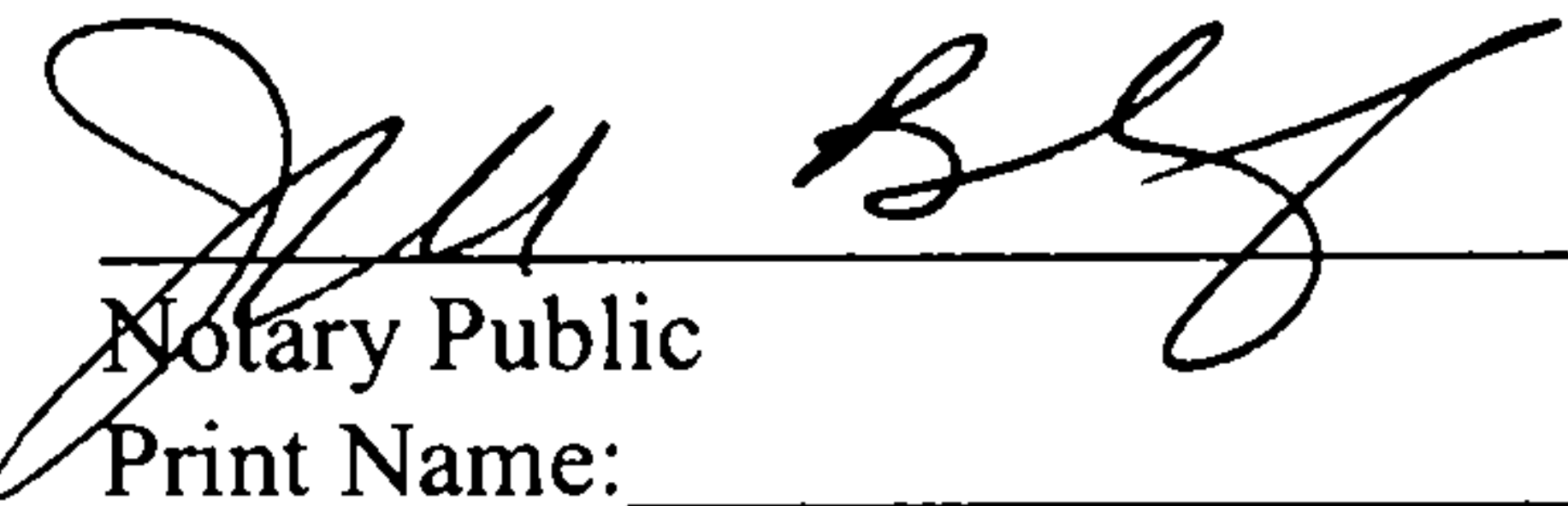
Jeanine B. Schultz
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ☒ (OR) Produced Identification _____
Type of identification produced _____



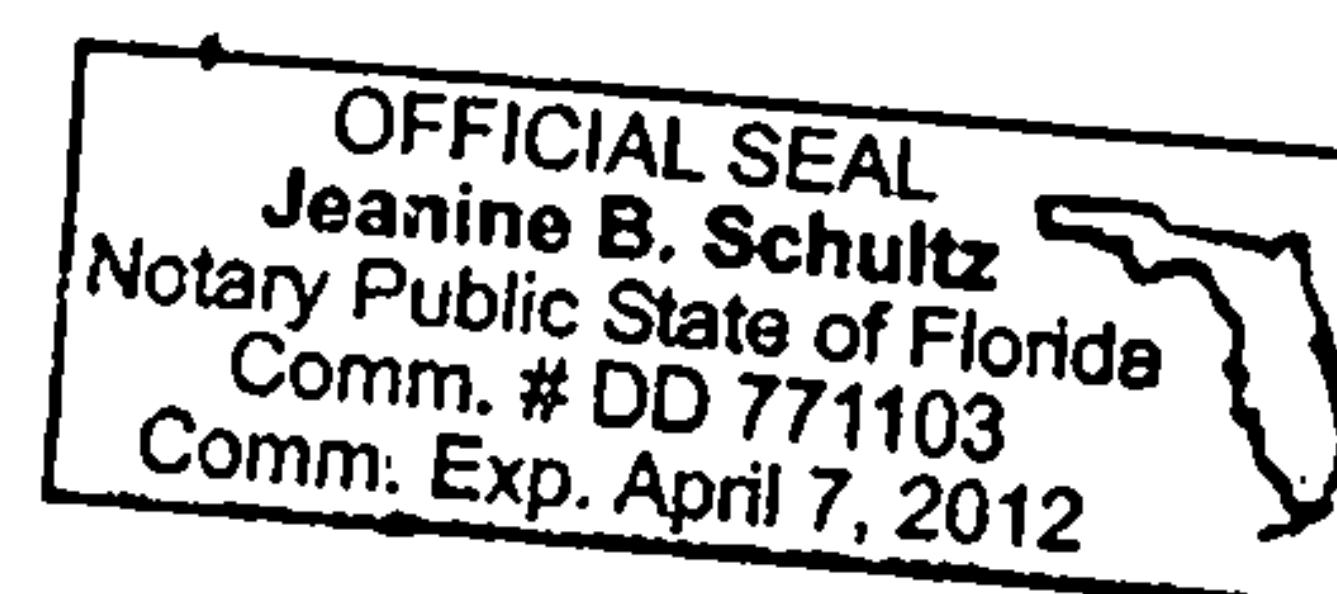
STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 27 day of February, 2009, by Shane H. Saah.



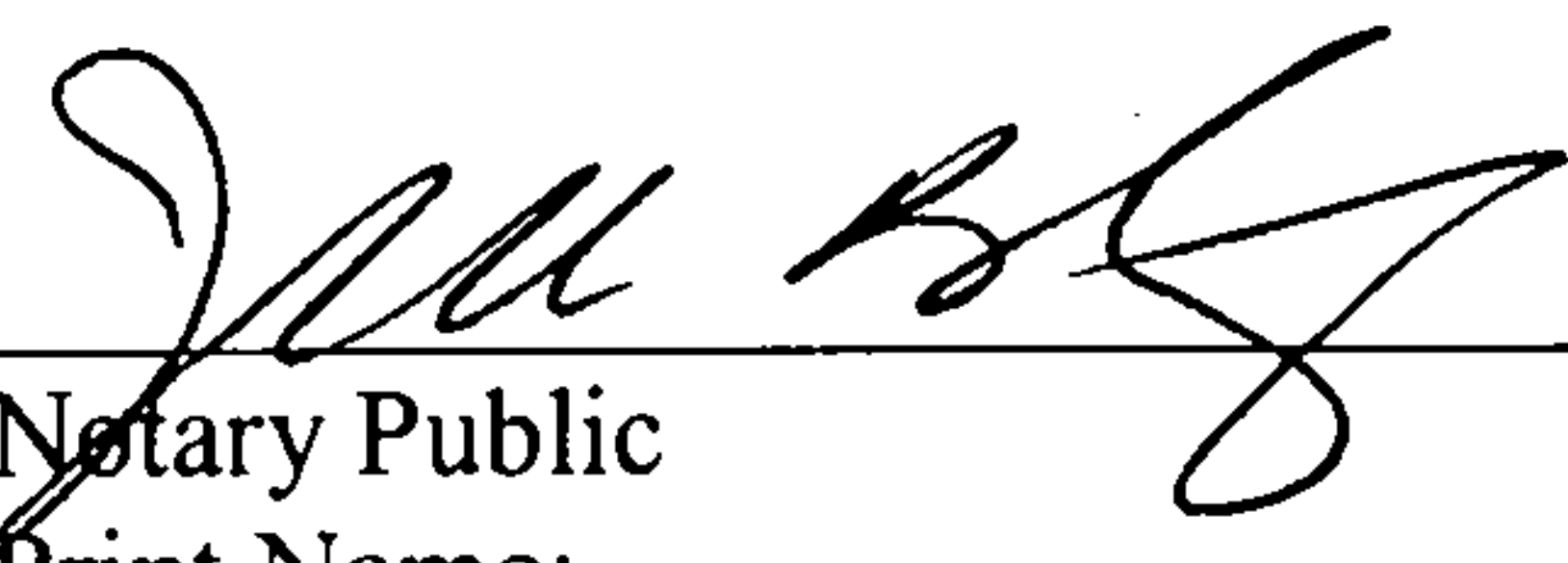
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification ✓
Type of identification produced FD Driver License



STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 27 day of February, 2009, by Scott Proffitt and Shana E. Proffitt.



Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification ✓
Type of identification produced FD Driver License

