

②
✓
Closed # 0
Rec # 18.50
Tax # 70

PREPARED BY AND RETURN TO:
THOMAS B. LUZIER
Dunlap & Moran, P.A.
1990 Main Street, #700
Sarasota, FL 34236
(941) 366-0115
File No: 7941-4

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2009136053 2 PGS

2009 NOV 03 04:19 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#1217886
Doc Stamp-Deed: 0.70



Prepared without benefit of title examination or opinion.

NOTICE TO CLERK: THE CONVEYANCE EVIDENCED BY THIS DEED IS FROM THE EQUAL CO-OWNERS OF THE SUBJECT PROPERTY TO AN LLC FORMED BY THE CO-OWNERS, THE BENEFICIAL OWNERSHIP OF WHICH LLC IS HELD IN EQUAL ONE-HALF PROPORTIONS BY THE CO-OWNERS (I.E., THE GRANTORS OWN THE LLC IN EQUAL ONE-HALF INTERESTS, JUST AS THEY HOLD TITLE TO THE PROPERTY PRIOR TO EXECUTION OF THIS DEED). ACCORDINGLY, THERE IS NO CHANGE IN BENEFICIAL OWNERSHIP, SO THIS CONVEYANCE IS NOT TAXABLE AS A CHANGE IN OWNERSHIP.

WARRANTY DEED

This Warranty Deed is made by **TRU-LAW, LLC, a Florida limited liability company, as to an undivided one-half interest, and HAROLD KULMAN, as to an undivided one-half interest** (collectively the "Grantor"), to **2650 BAHIA VISTA, LLC, a Florida limited liability company**, the address of which is **14811 7th Avenue East, Bradenton, FL 34212** (the "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, its successors and assigns forever, the following described real property in **SARASOTA** County, Florida:

Unit 203, 204, and 205, THE MEDICAL COMPLEX, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1630, Page 1691, as thereafter amended, and as per Plat thereof recorded in Condominium Book 21, Page 20, as thereafter amended, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Numbers of the above-described real property are: 2035-01-1011, 2035-01-1012, 2035-01-1013.

Grantor herein covenants that this property is not the homestead of Grantor, nor is it contiguous with or adjacent to the homestead of the Grantor.

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

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 effective January 1, 2009.

WITNESSES:

C. Bonner
Print: Cheraine Bonner

Andresia Timmons
Print: Andresia Timmons

Thomas B. Luzier
Print: _____

Kathleen Kurtz
Print: _____

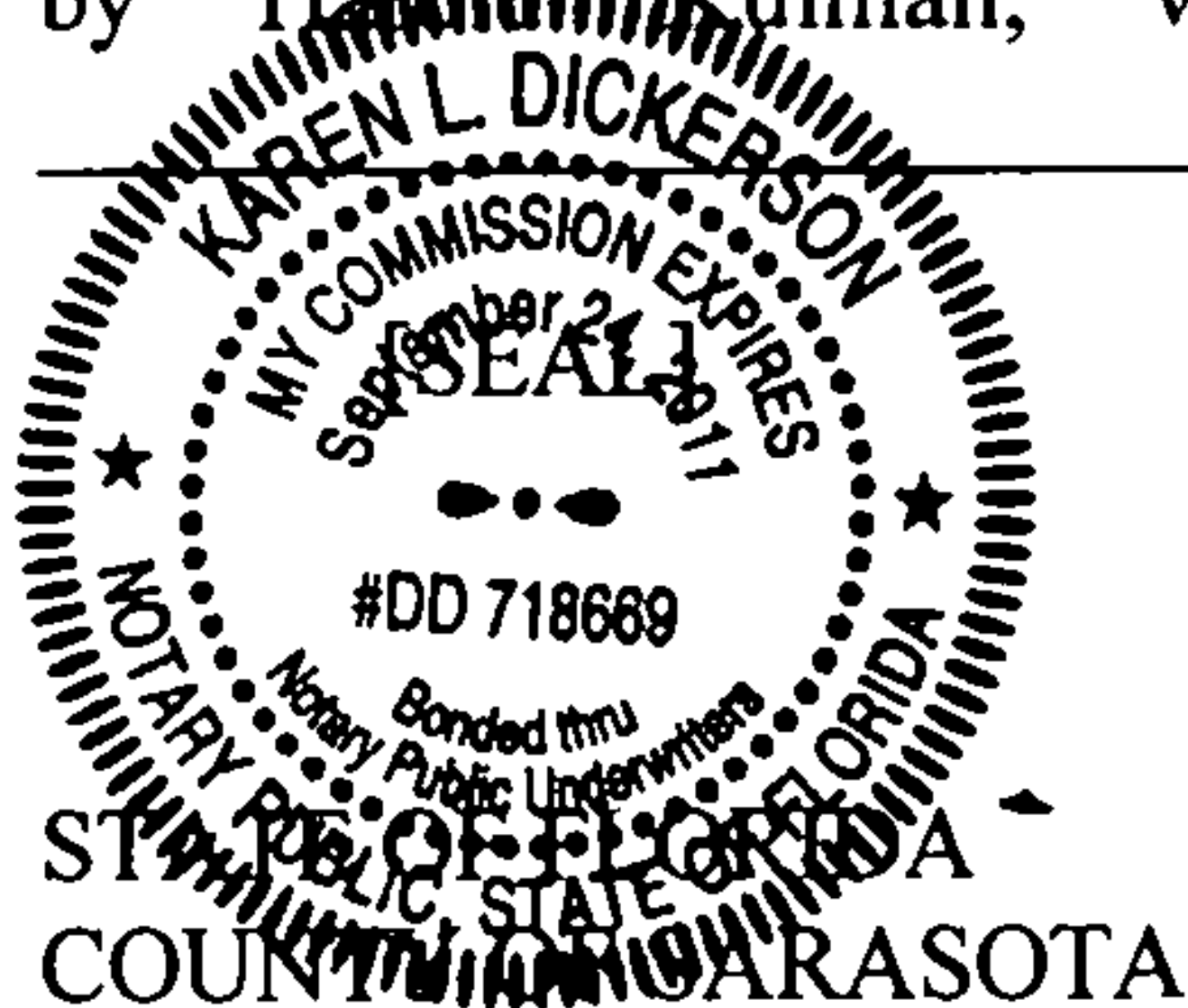
GRANTOR:

Harold Kulman
Harold Kulman

Diane Lawson
Tru-Law, LLC, a Florida limited liability company, by Diane Lawson, its Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

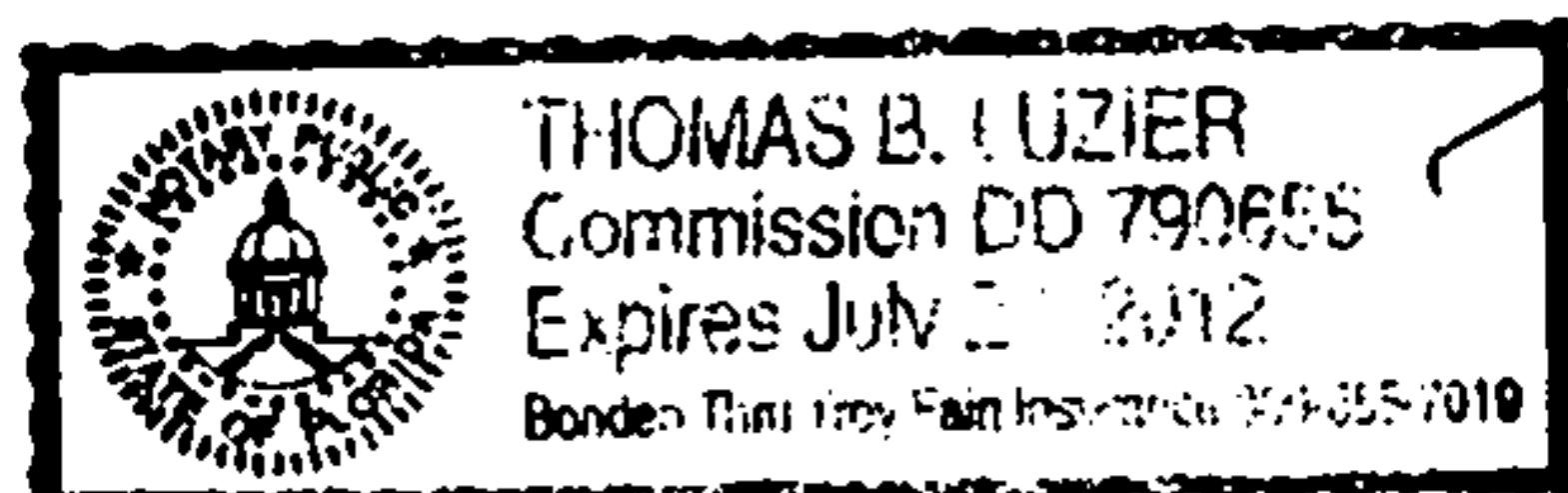
The foregoing instrument was executed and acknowledged before me on August 26, 2009, by Harold Kulman, who is ✓ personally known to me or who produced _____ as identification.



Karen L. Dickerson
NOTARY PUBLIC

The foregoing instrument was executed and acknowledged before me on 10/28, 2009, by Diane Lawson, Manager of Tru-Law, LLC, a Florida limited liability company, who is _____ personally known to me or who produced _____ as identification.

[SEAL]



Thomas B. Luzier
NOTARY PUBLIC