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Index: pp 42,000⁰⁰

RECORDED IN OFFICIAL RECORDS
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2012 APR 09 04:17 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#1486667
Doc Stamp-Deed: 294.00

Prepared by and return to:

Chad L. Gates
Attorney at Law
Band Weintraub, P.L.
One South School Avenue Suite 500
Sarasota, FL 34237
941-917-0505
File Number: 1322.00009



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Warranty Deed

This Warranty Deed made this 5th day of April, 2012 between Jordan Ramrus, a single person and Joseph Stephens, a married man whose post office address is 5634 Glenstone Way, San Diego, CA 92121 and 2226 Grove St. Sarasota, FL 34239, grantor, and NSF Development, LLC, a Florida limited liability company whose post office address is 2477 Stickney Point Road, Suite 101B, Sarasota, FL 34231, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of FORTY TWO THOUSAND AND NO/100 DOLLARS (\$42,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Lot 4, Block 2, Unit No. 4 of Eastwood Oaks Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 25 through 25A, inclusive, of the Public Records of Sarasota County, Florida

Parcel Identification Number: 2033-03-0011

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 5634 Glenstone Way, San Diego, CA 92121 and 2226 Grove St., Sarasota, FL 34239, respectively.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: _____

Jordan Ramrus (Seal)

Witness Name: _____

Joseph Stephens
Joseph Stephens (Seal)

Deborah Bellinder
Witness Name: Deborah Bellinder

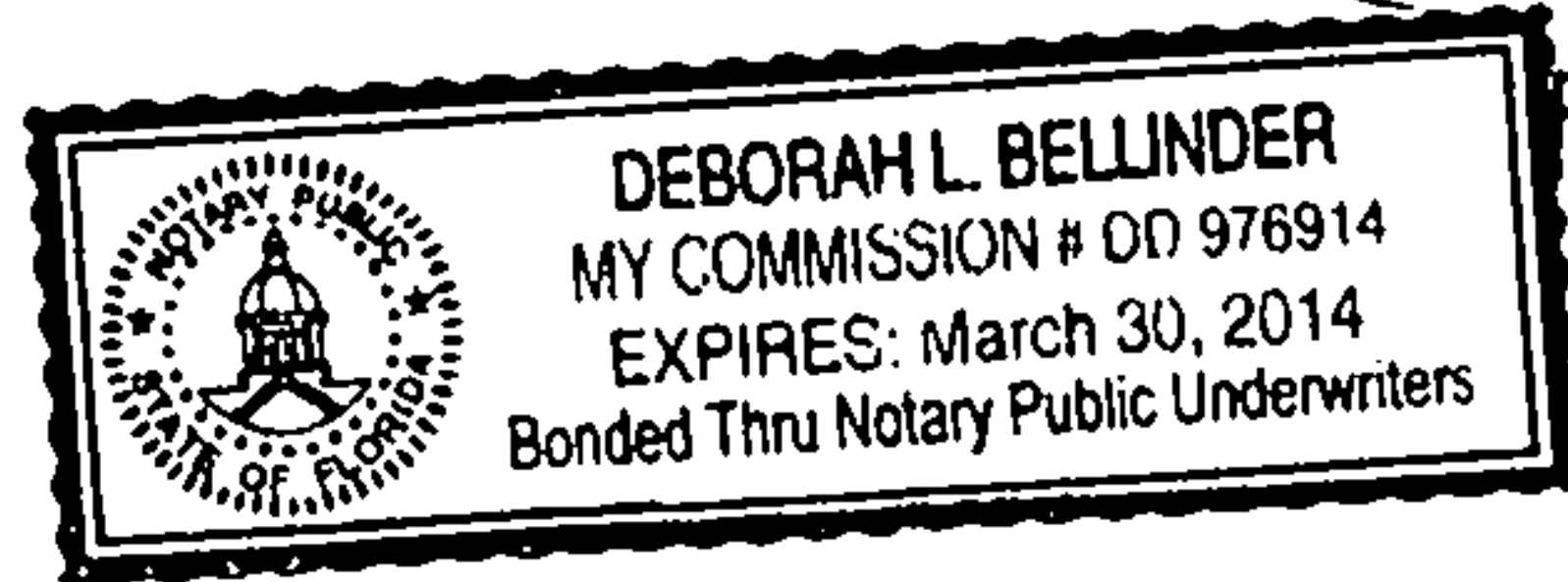
Wendy J Woodhull
Witness Name: Wendy J Woodhull

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 5th day of April, 2012 by Jordan Ramrus and Joseph Stephens, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Deborah L Bellinder
Notary Public



Printed Name: _____

My Commission Expires: _____

Signed, sealed and delivered in our presence:

Demario Williams
Witness Name: DEMARIO WILLIAMS

Fred Hollister
Witness Name: Fred Hollister

Jordan Ramrus (Seal)
Jordan Ramrus

Witness Name: _____

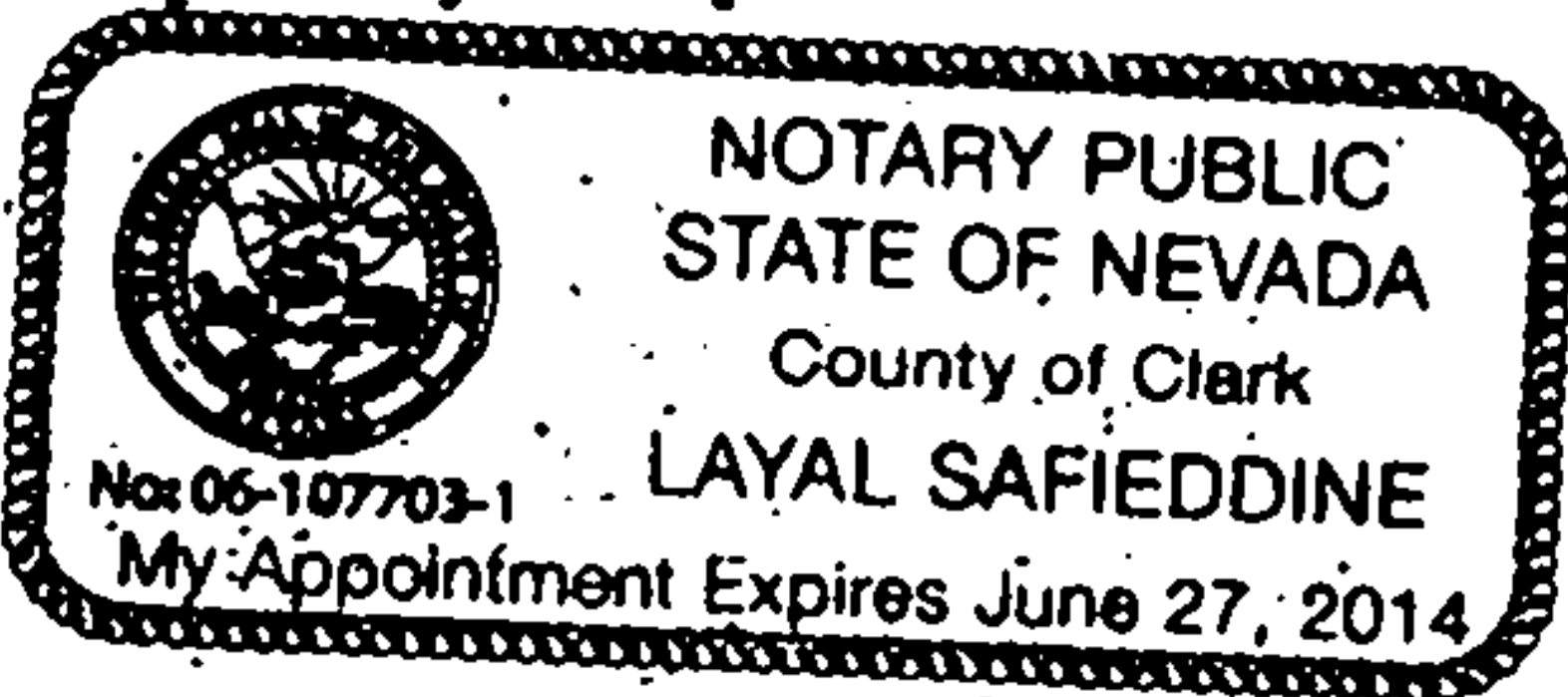
Joseph Stephens (Seal)

Witness Name: _____

State of ~~Florida~~ Nevada
County of ~~Sarasota~~ Clark

The foregoing instrument was acknowledged before me this 5th day of April, 2012 by Jordan Ramrus and Joseph Stephens, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Loyal Safieddine
Notary Public

Printed Name: Loyal Safieddine

My Commission Expires: June 27, 2014