

Prepared (without benefit of title) by and Return to:
Lawrence V. Ansbacher, Esquire
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012081631 5 PGS

2012 JUN 25 03:47 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RECTRAIN Receipt#1512286

Doc Stamp-Deed: 0.70

WARRANTY DEED



2012081631

1. **Grantor's name and address is:**

DONNA HELMING, as to an undivided one-third interest, BRIAN ANSBACHER,
as to an undivided one-third interest, and MICHELE COHEN, as to an undivided
one-third interest
3733 W. University Boulevard, Suite 204
Jacksonville, FL 32217

2. **Grantee's name and address is:**

SEGOVIA VENTURES, L. L. C.,
A Florida Limited Liability Company
3733 W. University Boulevard, Suite 204
Jacksonville, FL 32217

Grantee's tax identification number is: _____

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the
context permits or requires, and include heirs, personal representatives, successors or
assigns where applicable and permitted.

3. **The real property ("Property") conveyed hereby is described as follows:**

Property more particularly described on Exhibit A attached,
together with all tenements, hereditaments, easements and
appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is _____

4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof
is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the
Property to have and to hold in fee simple forever.
5. Grantor fully warrants title to the Property and will defend the same against the lawful
claims of all persons whomsoever except for (i) taxes subsequent to December 31, 2011,
and (ii) covenants, reservations, restrictions and easements of record, if any, with
reference hereto not serving to impose or reimpose the same.
6. Grantor represents and warrants the Property does not constitute nor is adjacent to the
homestead or residence of Grantor or a member of Grantor's family.

**Note: There is no conveyance of beneficial ownership. This deed conveys unencumbered
property for nominal (\$10.00) consideration from individual grantors to a limited liability
company of which the grantors are all of the members. Each Grantor's membership
interest in the Grantee is identical to his or her ownership interest in the Property
immediately prior to this conveyance.**

Effective as of March 22, 2012.

1st Witness: 

Print Name: **CHERYL E. SASSARD**


Donna Helming

2nd Witness:

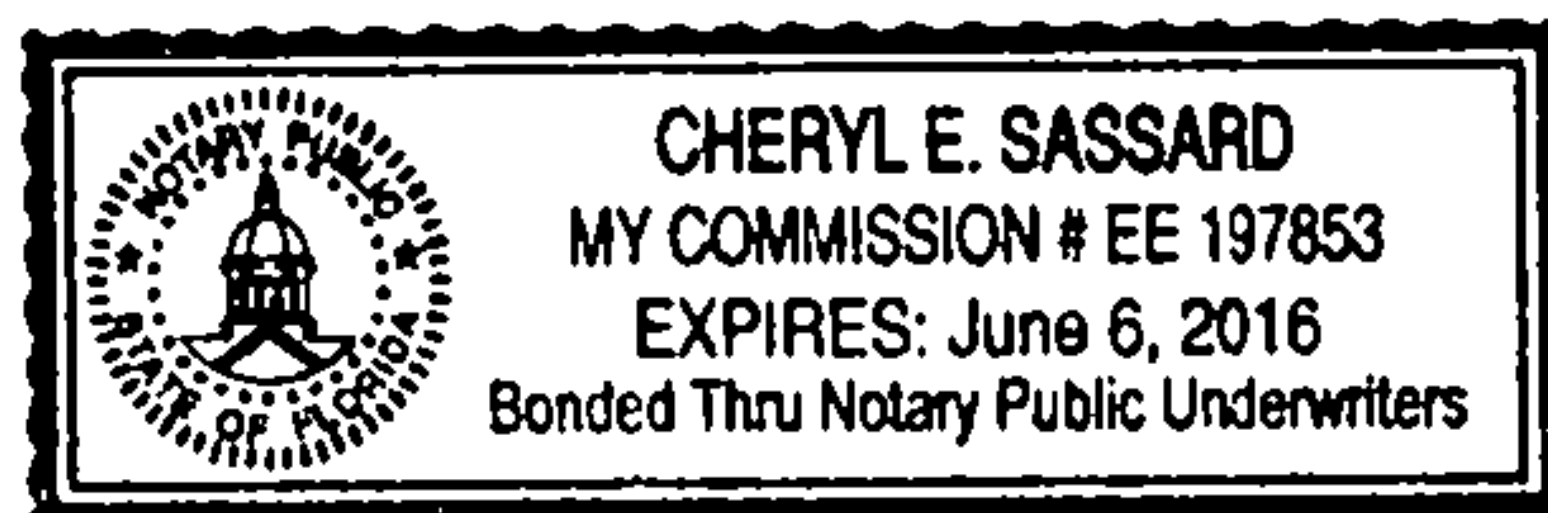

Print Name: **LAWRENCE VANSBACHER**

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 18th day of June, 2012 by Donna Helming, (☒) who is personally known to me or (☐) who has produced _____ (Florida Driver's License) as identification.



Notary Public, State of Florida
My Commission Expires:



1st Witness

Print Name:

CHERYL E. SASSARD

Brian Ansbacher

2nd Witness:

Print Name:

LAWRENCE L. ANSBACHER

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 13th day of June, 2012 by Brian Ansbacher, ☒) who is personally known to me or (☐) who has produced _____ (Florida Driver's License) as identification.

Notary Public, State of Florida
My Commission Expires:



1st Witness: [Signature]
Print Name: Anslem ZARDI

Michele Cohen
Michele Cohen

2nd Witness: [Signature]
Print Name: Shamsia Ali

Commonwealth of Virginia
County of Stafford

The foregoing instrument was acknowledged before me this 14th day of June, 2012 by Michele Cohen, () who is personally known to me or (X) who has produced A60-81-7080 (Virginia Driver's License) as identification.

[Signature]
Notary Public, Commonwealth of Virginia
My Commission Expires: 12/31/2014

EXHIBIT A

(RE #0434-09-0043/A&S #15)

An undivided one-half interest in lands described in Official Records Book 1048, page 931, of the public records of Sarasota County, Florida being more particularly described as follows:

Commence at the SE corner of Section 20, Township 39 South, Range 19 East; thence South 81°31'20" West 155.98 feet to CL Tamiami Trail; thence North 34°09'10" West, along C. L. 688.71 feet; thence South 55°50'50" West 60 feet to Westerly R/W of Tamiami Trail; thence North 34°09'10" West along said R/W 400 feet for a POB; thence South 55°50'50" West, 190 feet; thence North 34°09'10" West 100 feet; thence North 55°50'50" East, 190 feet to the Westerly R/W line of Tamiami Trail; thence South 34°09'10" East along said R/W 100 feet to the POB, Sarasota County, Florida.