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CONSIDERATION \$207,000.00
DOC TAX \$1,449.00
RECORD \$ 18.50

Prepared by and return to:
Michele B. Grimes, Esq.
Williams Parker Harrison Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012091469 2 PGS
2012 JUL 16 04:06 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1518985

Doc Stamp-Deed: 1,449.00

WARRANTY DEED



THIS INDENTURE, made July 16, 2012, by and between FRANKLIN W. STEINER, a single man, hereinafter referred to as Grantor, whose post office address is 2449 Main Street, Sarasota, FL 34237, and CLUBHOUSE, L.L.C., a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 1800 Bay Road, Sarasota, FL 34239.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Lot 4, Block A, POINSETTIA PARK, as per plat thereof recorded in Plat Book 1, Page 143, Public Records of Sarasota County, Florida.

Subject to restrictions and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Shirley B Rowan
Witness Name: SHIRLEY B ROWAN
Michele B Grimes
Witness Name: MICHELE B. GRIMES

Franklin W Steiner (Seal)
FRANKLIN W. STEINER

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16th day of July 2012 by FRANKLIN W. STEINER, who is personally known to me or who has produced FL. Driver's License as identification. If no type of identification is indicated, the above-named person is personally known to me.

Michele B Grimes
Signature of Notary Public

Print Name of Notary Public

(Notary Seal)

I am a Notary Public of the State of Florida,
and my commission expires on _____.

