

1850 R  
.70 ds

RECORDED IN OFFICIAL RECORDS (4)  
INSTRUMENT # 2012133025 2 PGS  
2012 OCT 12 04:25 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
RECTRAIN Receipt#1546856  
Doc Stamp-Deed: 0.70

Prepared By and  
When Recorded Return to:  
**SHUMAKER**  
Shumaker, Loop & Kendrick, LLP  
P.O. Box 49948  
Sarasota, FL 34230-6948  
Phone: (941) 364-27\*\*  
Attention: Jeffrey S. Russell, Esq.



RETURN TO: SHUMAKER, LOOP & KENDRICK, LLP  
B12429-1486684

*THIS A CONVEYANCE OF UNENCUMBERED PROPERTY FROM THE GRANTOR TO A  
LIMITED LIABILITY COMPANY OF WHICH GRANTOR IS THE SOLE MEMBER AND,  
ACCORDINGLY, ONLY NOMINAL DOCUMENTARY STAMPS ARE AFFIXED HERETO*

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made by Steven J. Beiler, hereinafter referred to as "Grantor," to S.J. Beiler Investments, LLC, a Florida limited liability company, whose post office address is 5820 Palmer Blvd., Sarasota, Florida 34232, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and 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:

An undivided one-third interest as tenant-in-common in and to Lots 1, 2, 3,4,5,6 and 8, Highland Crest Subdivision as per plat thereof recorded in Plat Book 2 at Page 39 of the Public Records of Sarasota County, Florida

The Property Appraiser's Parcel Identification Numbers for the above described property are 0048-10-0033 and 0048-10-0028.

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

This deed was prepared without the benefit of title examination.

Grantor hereby covenants that the subject property is not the homestead of the grantor nor is it contiguous to the homestead of Grantor.

Grantor hereby covenants with Grantee that the property is free and clear of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Executed on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

WITNESSES

Print Name: DAVID W ROSS

Print Name: Jeffrey S. Russell

Steven J. Beiler,

Address: 5820 Palmer Blvd.  
Sarasota, FL 34232

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was sworn to, affirmed, acknowledged and subscribed before me  
this 8th day of October, 2012, by Steven J. Beiler.

Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Personally Known ☒ (OR) Produced Identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_

