

2

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2013020249 2 PGS

2013 FEB 12 01:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

RECTRAIN Receipt#1587512

Doc Stamp-Deed: 1,856.40

Prepared By:

Return to:

BridgeTrust Title Group

360 Central Avenue, Suite 190

St. Petersburg, FL 33701

File Number: CM187001732



(Space Above This Line For Recording Data)

## Warranty Deed

This Warranty Deed made this 31 day of January, 2013, between R & J Lawton Drive, LLC, a Florida limited liability company whose post office address is 4343 Sawyer Road, Sarasota, FL 34233, grantor, and Balpack Incorporated, a Florida corporation whose post office address is 5636 Lawton Drive, Sarasota, FL 34233, 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 TWO HUNDRED SIXTY FIVE THOUSAND TWO HUNDRED AND 00/100 DOLLARS (\$265,200.00) 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 the Sarasota County, Florida, to-wit:

Lot 13, Wipke Industrial Park, according to the plat thereof, recorded in Plat Book 21, page 10 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0090-10-0010

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, 2012.

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

2013

Signed, sealed and delivered in our presence:

R & J Lawton Drive, LLC, a Florida limited liability company

Michelle Makeever  
Witness Name: Michelle Makeever

Robert Waechter  
By Robert Waechter, Manager/Member

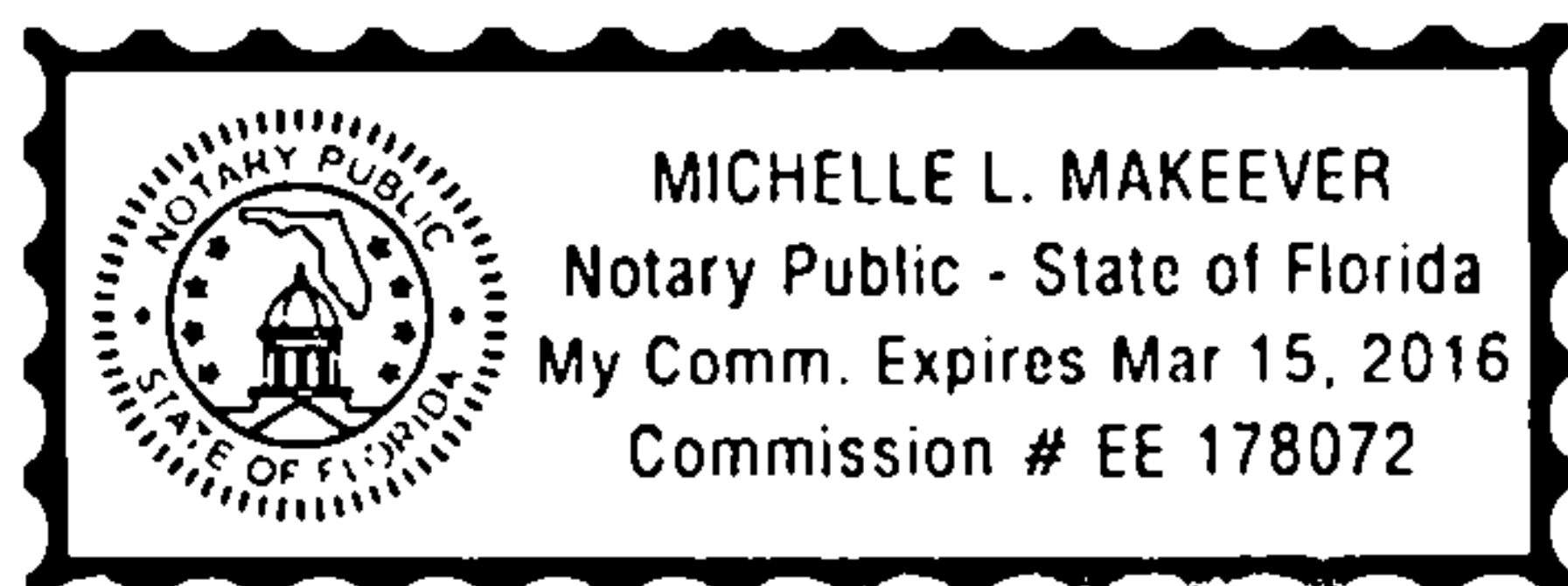
Susan E. Damico  
Witness Name: Susan Damico

Jane Waechter  
By Jane Waechter, Manager/Member

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me this 31 day of January, 2013, by Robert Waechter and Jane Waechter, as all of the Manager/Members of R & J LAWTON DRIVE, LLC, a Florida limited liability company on behalf of the Company, s/he ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.



Michelle Makeever  
Notary Public  
Printed Name: Michelle Makeever  
My Commission Expires: 3/15/16