2

Consideration: $460,000.00
Documentary Stamps: $3,220.00
Recording Fee: $18.50

Prepared by and return to:
Berlin-Patten, PLLC
Attn: Jamie A. Ebling, Esquire
1819 Main Street, Suite 1000
Sarasota, Florida 34236
13-3610-001

Property Appraiser's Parcel ID#2025-13-0040
(FOR INFORMATIONAL PURPOSES ONLY)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013060620 2 PGS
2013 MAY 01 03:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
JOLSON Receipt#1616223
Doc Stamp-Deed: 3,220.00

2013060620

WARRANTY DEED

THIS WARRANTY DEED, is made this 30th day of April, 2013, by and between **Sovgeoinfo USA, LLC, a Florida limited liability company,** whose address is **3811 Fishing Trail, Sarasota, FL 34235** (hereinafter "GRANTOR"), and **Cocoanut Apartments, LLC, a Florida limited liability company,** whose address is **1111 N. Gulfstream Ave, Apt 9C, Sarasota, FL 34236** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOTS 25 AND 26, LESS THE WESTERLY 12.5 FEET THEREOF, BLOCK 4, BOULEVARD ADDITION TO SARASOTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 31, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

The individuals executing this instrument on behalf of Grantor covenants and agrees that he is the sole manager of the Grantor, and has/have full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) _____

Printed Name Yuliya Gaykhman

(2) _____

Printed Name Melanie Underwood

GRANTOR:

Sovgeoinfo USA, LLC, a Florida limited liability company

By: _____

Nikolay Safonov

Its: Manager

P.O. Address: 3811 Fishing Trail, Sarasota, FL 34235

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 30th day of April, 2013 by Niolay Savonov, as Manager of Sovgeoinfo USA, LLC, a Florida limited liability company, who is personally known to me or who has produced a FL Driver's License as identification.

_____

Printed Name:
Notary Public
My Commission Expires: _____

MELANIE A UNDERWOOD
MY COMMISSION # DD946723
EXPIRES December 15, 2013
(407) 398-0153 FloridaNotaryService.com