

Prepared by:  
Michele Williams  
Hillsborough Title, Inc.  
1605 S. Alexander Street, Suite #102  
Plant City, Florida 33563  
incidental to the issuance of a title insurance policy.  
File Number: HTNM-13-151

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT #2013064662 1 PG

05/08/2013 02:49:17 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 1619039

Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$1316.00  
Intang. Tax: \$0.00

### General Warranty Deed

Made this April 17, 2013 A.D. By  
Vincent J. Savadel an unmarried widower and surviving spouse of Veronica C. Savadel, individually and as trustee of the Vincent J Savadel and Veroncia C Savadel Revocable Trust Under Agreement Dated 3rd day of May 2007,  
whose address is:  
3240 Lake Pointe Blvd Apt 368, Sarasota, FL 34231,  
hereinafter called the grantor, to  
ColFin AI-FL 2, LLC, a Delaware limited liability company,  
whose post office address is:  
9305 E. Via De Ventura # 201, Scottsdale, Arizona 85258,  
hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 108, BENT TREE VILLAGE SUBDIVISION, as per plat thereof recorded in Plat Book 23, Pages 12 through 12G, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0257-13-0036

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**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**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Printed Name Victoria Ruiz

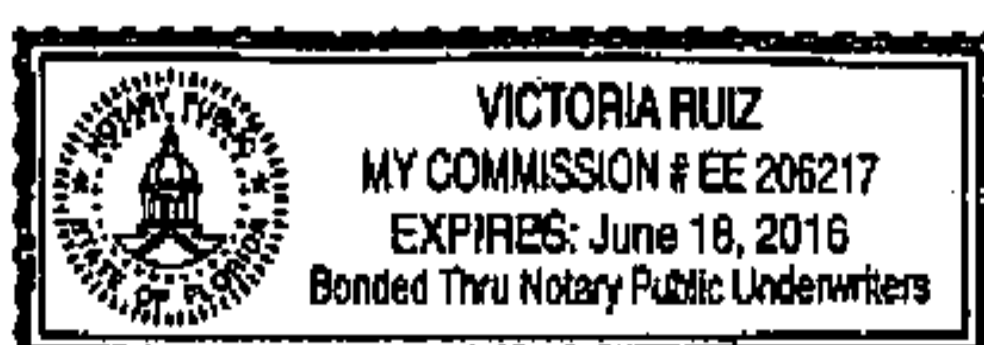
Vincent J. Savadel as Trustee of the Vincent J. Savadel and Veronica C. Savadel Revocable Trust under Agreement dated the 3rd day of May 2007


  
\_\_\_\_\_  
Vincent J. Savadel, individually and as Trustee (Seal)  
Address: 3240 Lake Pointe Blvd Apt 368, Sarasota, FL 34231

  
\_\_\_\_\_  
Witness Printed Name Joseph D. Holleran

State of Florida Sarasota  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this 17th day of April, 2013, by Vincent J. Savadel as trustee of the Vincent J Savadel and Veroncia C Savadel Revocable Trust Under Agreement Dated 3rd day of May 2007, who is/are personally known to me or who has produced driver's license as identification.



  
\_\_\_\_\_  
Notary Public Victoria Ruiz  
Print Name: \_\_\_\_\_  
My Commission Expires: 6-18-16