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KAREN E. RUSHING
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SARASOTA COUNTY,FLORIDA
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2013119972

This instrument prepared by and return to:
Nishit Patel, Esquire
N.V.P. Law, P.A.
2170 Main Street
Suite 204
Sarasota, Florida 34237

Property Appraisers Parcel Identification: 2029-01-0022

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GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and executed the 28th day of August, 2013 between BLKSWN PARTNERS, LLC, a Florida Limited Liability Company, whose post office address is 8335 Barton Farms Boulevard, Sarasota, Florida 34240, hereinafter referred to as the "Grantor", to ANISH PATEL, a single man, whose post office address is 8335 Barton Farms Boulevard, Sarasota, Florida 34240, hereinafter called the "Grantee":

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to the instrument and there heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, whatever the context so admits or requires)

WITNESSETH, that the Grantor party, for and in consideration of the sum of TEN ($10.00) DOLLARS in hand paid by the Grantee, the receipt of which is acknowledged, does remise, release, and quit-claim to the Grantee forever all the right, title, interest, claim, and demand which the Grantor has in and to the following described lot, piece, or parcel of land, and improvements and appurtenances thereto in Sarasota County, Florida, located at 18 N. Euclid Avenue, Sarasota, Florida 34237, to wit:

THE NORTH 62 FEET OF LOTS 13 AND 14 AND THE NORTH 62 FEET OF THE WEST 1/2 OF LOT 15, BLOCK A, GOLFVIEW SUBDIVISON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 88, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property.

Subject to the taxes for the year of 2013 and subsequent years. Subject to applicable restrictions, reservations, covenants, conditions, and easements of record, if any. Subject to governmental zoning and/or regulations

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness Name:

By: ANISH PATEL, MGRM
For BLKSWN PARTNERS, LLC

Witness Name:

STATE OF FLORIDA
COUNTY OF SARASOTA

I Hereby Certify, that on this day, before me, an officer duly authorized to administer oaths and taken acknowledgments, personally appeared ANISH PATEL, known to me to be the person described in and who executed the foregoing instrument who acknowledged before me that he executed the same, and an oath was not taken. Said persons provided a Florida Driver's License as identification.

Witness my hand and official seal in the County and State last aforesaid this 28th day of August, A.D., 2013.

[Notary Seal]

NISHIT V PATEL
MY COMMISSION # EE177511
EXPIRES March 08, 2016
(407) 398-0153 FloridaNotaryService.com

Notary Public

Printed Name: Nishit V. Patel

My Commission Expires: March 8, 2016