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Consideration: \$650,000.00
Documentary Stamps: \$
Recording Fee: \$18.50

Prepared by and return to:
Berlin-Patten, PLLC
Attn: Evan N. Berlin, Esquire
1819 Main Street, Suite 1000
Sarasota, Florida 34236
13-087-005

Property Appraiser's Parcel ID#0408-06-0039
(FOR INFORMATIONAL PURPOSES ONLY)

RECORDED IN OFFICIAL RECORDS/
INSTRUMENT # 2013122873 2 PGS

2013 SEP 04 03:55 PM

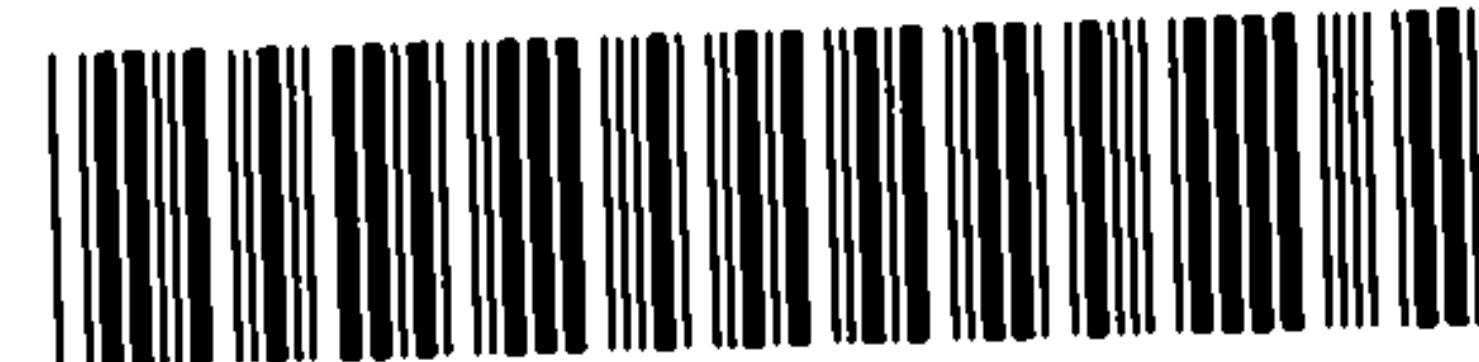
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

JOLSON Receipt#1660867

Doc Stamp-Deed: 4,550.00



2013122873

WARRANTY DEED

THIS WARRANTY DEED, is made this 30 day of August, 2013, by and between **Sonny V. Joseph**, whose address is **9430 Turkey Lake Road, #204, Orlando, FL 32819** (hereinafter "GRANTOR"), and **247 Tamiami Trail, LLC**, a Florida limited liability company, whose address is **1819 Main Street, Suite 1000, 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 14, 15, 16 and 17, Block 78, Gulf View Section of Venice, according to the plat thereof, as recorded in Plat Book 2, Page 77, 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 above-described property does not constitute the homestead of the GRANTOR, nor does GRANTOR reside upon or within the above-described property or any property contiguous thereto.

(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) J. E. Grace

Printed Name Jack Grace Jr

(2) Nick Oshen

Printed Name Nick Oshen

GRANTOR:

Sonny V. Joseph

Sonny V. Joseph

P.O. Address: 9430 Turkey Lake Road, #204, Orlando, FL 32819

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 30 day of August, 2013 by Sonny V. Joseph, who is personally known to me or who has produced a Florida Driver's License as identification.

J. E. Grace

Printed Name:

Notary Public

My Commission Expires: March 14, 2017



Jack E. Grace, Jr.
State of Florida
MY COMMISSION # EE 884218
Expires: March 14, 2017