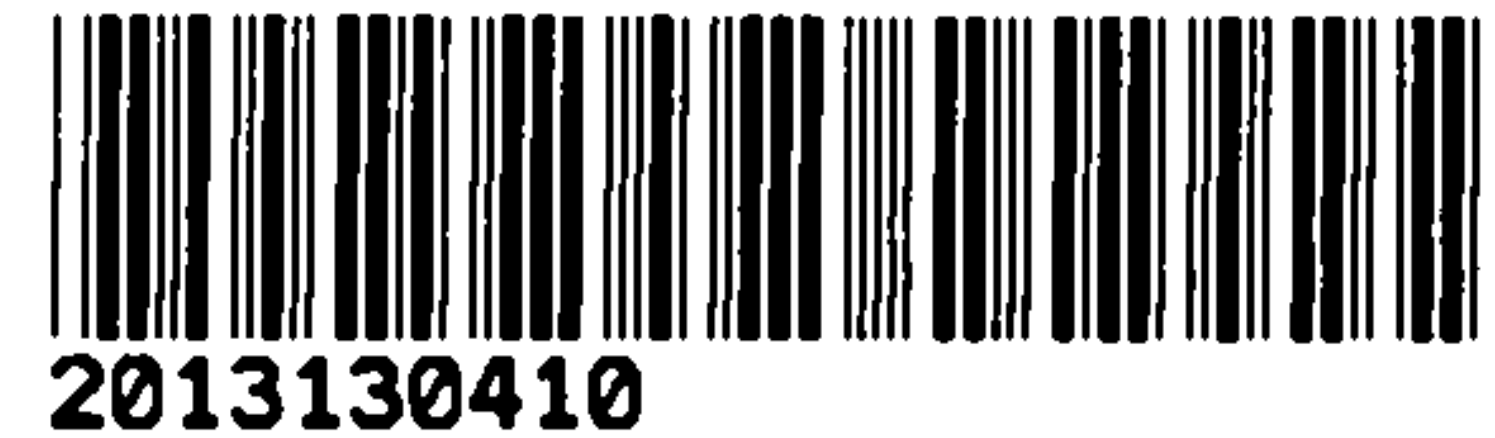


185  
16450.00

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2013130410 2 PGS  
2013 SEP 20 09:02 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
EOLIVA Receipt#1666770  
Doc Stamp-Deed: 16,450.00

Prepared by and return to:

Roger P. Conley, Chartered  
2401 Manatee Ave West  
Bradenton, FL 34205  
941-748-8778  
File Number: HAWA  
Will Call No.:



[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 12th day of September, 2013, between **CORAL COVE PROPERTIES II, LLC**, a Florida limited liability company, whose post office address is: 354 Bob White Drive, Sarasota, FL 34236, grantor, and **DELTA OPHTHALMICS, INC.**, a Florida corporation, whose post office address is: 4812 26th Street West, Bradenton, FL 34207, 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 TEN AND NO/100 DOLLARS (\$10.00) 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 Sarasota County, Florida to-wit:

Lots 2, 3, 4, 5, 6 and the North 10 feet of Lot 1, Block A, Coral Cove Subdivision, Unit 3, according to the map or plat thereof as recorded in Plat Book 9, Page 100, of the Public Records of Sarasota County, Florida, less property deeded for road right-of-way recorded in Official Records Book 311, Page 453, of the Public Records of Sarasota County, Florida.

**Parcel Identification Number:**

**SUBJECT TO** easements, restrictions and reservations of record.

**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.

Signed, sealed and delivered in our presence:

Cathy Lofeliny  
Witness Name: Cathy Lofeliny

Brian Goodrich  
Witness Name: Brian Goodrich

Cathy Lofeliny  
Witness Name: Cathy Lofeliny

Brian Goodrich  
Witness Name: Brian Goodrich

CORAL COVE PROPERTIES II, LLC  
By: [Signature]  
Joseph W. Boguszewski

By: [Signature]  
Eniko C. Boguszewski

(Corporate Seal)

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 12th day of September, 2013 by Joseph W. Boguszewski and Eniko C. Boguszewski of CORAL COVE PROPERTIES II, LLC, on behalf of the corporation. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Nancy White

My Commission Expires: \_\_\_\_\_

