

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013138363 2 PGS

2013 OCT 08 03:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

DCOURSEY Receipt#1672404

Doc Stamp-Deed: 1,050.00

✓
Prepared By and Return To:

GARY N. KAUFFMAN, ESQ.

Florida Bar #0620981

Band Weintraub, P.L.

1 South School Avenue, Suite 500

Sarasota, FL 34237

(941) 917-0505

File No: 3325.00001



WARRANTY DEED

This Warranty Deed is made by **RANCH HOLDINGS, L.P.**, a Nevada limited partnership (“Grantor”), to **DENNIS L. YODER** (“Grantee”), whose post office address is: 2875 Ashton Road, #20571, Sarasota, FL 34276.

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in **SARASOTA** County, Florida:

Lot 15, Eastern Industrial Park, Section One, as per plat thereof recorded in Plat Book 31, pages 31 and 31A thru 31D, inclusive, of the Public Records of Sarasota County, Florida.

AND

Lot 27, Eastern Industrial Park, Section One, as per plat thereof recorded in Plat book 31, pages 31 and 31A thru 31D, inclusive, of the Public Records of Sarasota County, Florida.

The Property Appraiser’s Parcel Identification Number of the above-described real property is **0238-06-0008**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and all subsequent years.

Grantor confirms and warrants that the subject property is not Grantor’s homestead nor that of Grantor’s immediate family nor is it contiguous thereto.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth

herein.

Executed effective as of October 4, 2013.

WITNESSES:

RANCH HOLDINGS, L.P.,

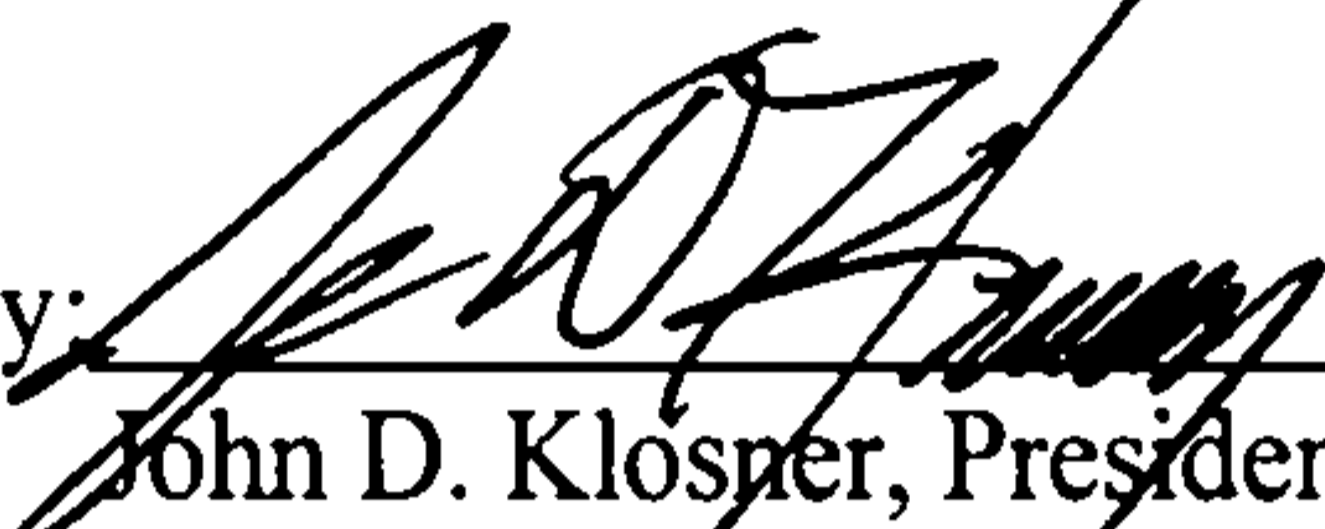
a Nevada limited partnership

By: RANCH INVESTMENTS, INC.,

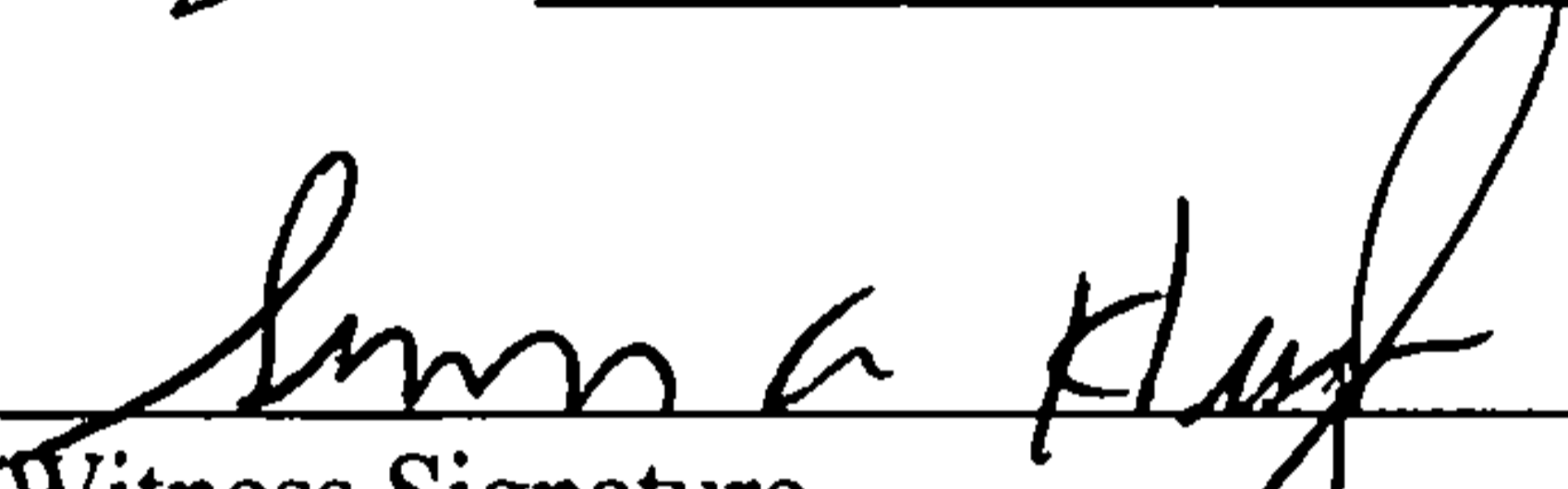
a Nevada corporation, as its General Partner



Witness Signature
Print Name: Gary Kauffman

By: 

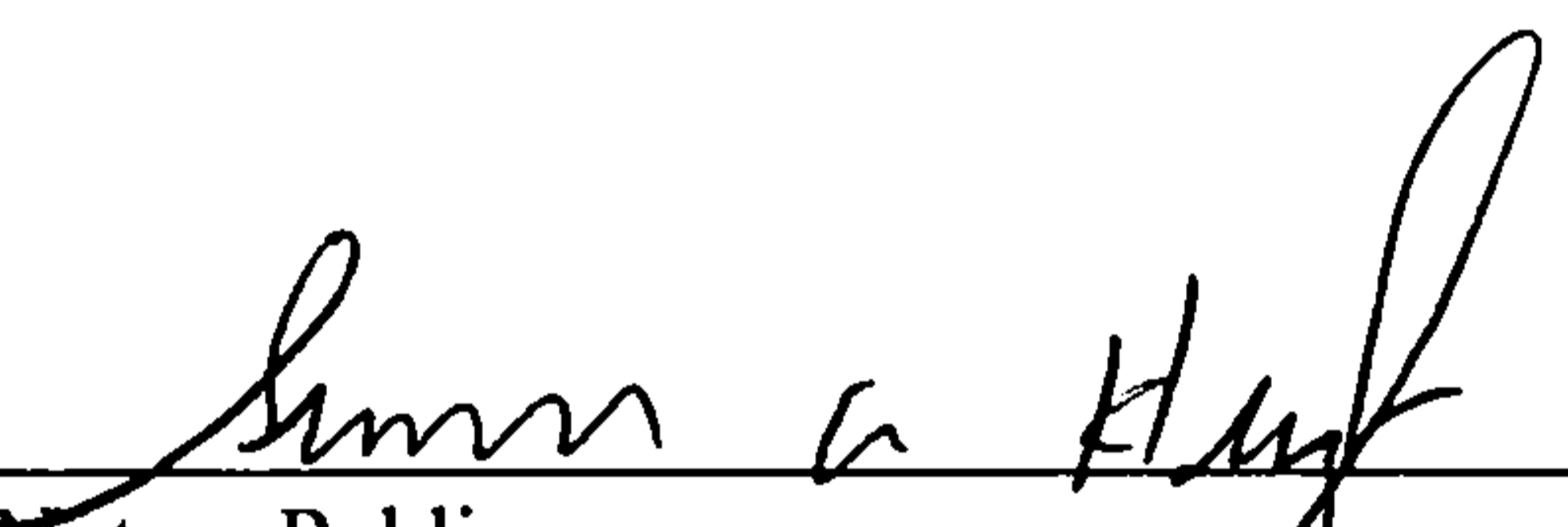
John D. Klosner, President
4025 Cattlemen Road, #165
Sarasota, FL 34233



Witness Signature
Print Name: Susan A. Hughes

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on October 4, 2013, by **JOHN D. KLOSNER**, President of RANCH INVESTMENTS, INC., a Nevada corporation, as General Partner of **RANCH HOLDINGS, L.P.**, a Nevada limited partnership, who (Notary choose one) is personally known to me, or has produced FL DRIVER LICENSE as identification.



Notary Public
Print Name: _____
My Commission Expires: _____

