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Prepared by and return to:
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File Number: 25006.7

Parcel Identification No: 0104-08-0027

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013140073 3 PGS

2013 OCT 11 05:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

JOLSON Receipt#1673620

Doc Stamp-Deed: 0.70



2013140073

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 9th day of October, 2013 between GOLANDAM MOSHIRFAR, a married woman, ARIANA Y. MOSHIRFAR, a single person, and CYRUS M. MOSHIRFAR, a single person, whose post office address is 2190 AND 2196 Gulf Gate Drive, Sarasota, FL, 34231, grantor*, and CYRUS AND YASMIN L.L.C., a Florida limited liability company, whose post office address is 931 Eagle Isle Ct., Osprey, FL 34229, grantee*,

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:

Lot 9, GULF GATE, Unit 1, less the West 60' thereof, recorded in Plat Book 13, Pages 24 and 24A, of the Public Records of Sarasota County, Florida.

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

Golandam Moshirfar warrants that at the time of this conveyance, the subject property is not the her homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 931 Eagle Isle Ct., Osprey, FL 34229.

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.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

GRANTOR:

Kathleen A. Sando
Witness
Kathleen A Sando
Print Name

Golandam Moshirfar
Golandam Moshirfar

Amber N. Hoot
Witness
Amber N. Hoot
Print Name

Kathleen A. Sando
Witness
Kathleen A Sando
Print Name

Ariana Y. Moshirfar
Ariana Y. Moshirfar

Amber N. Hoot
Witness
Amber N. Hoot
Print Name

Kathleen A. Sando
Witness
Kathleen A Sando
Print Name

Cyrus M. Moshirfar
Cyrus M. Moshirfar

Amber N. Hoot
Witness
Amber N. Hoot
Print Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9 day of October, 2013, by Golandam Moshirfar, who [] is personally known or [] has produced De Lic as identification.

[Notary Seal]

Kathleen A. Sawdo
Notary Public, State of Florida

Printed Name: _____

My Commission Expires: _____



STATE OF FLORIDA
COUNTY OF SARASOTA

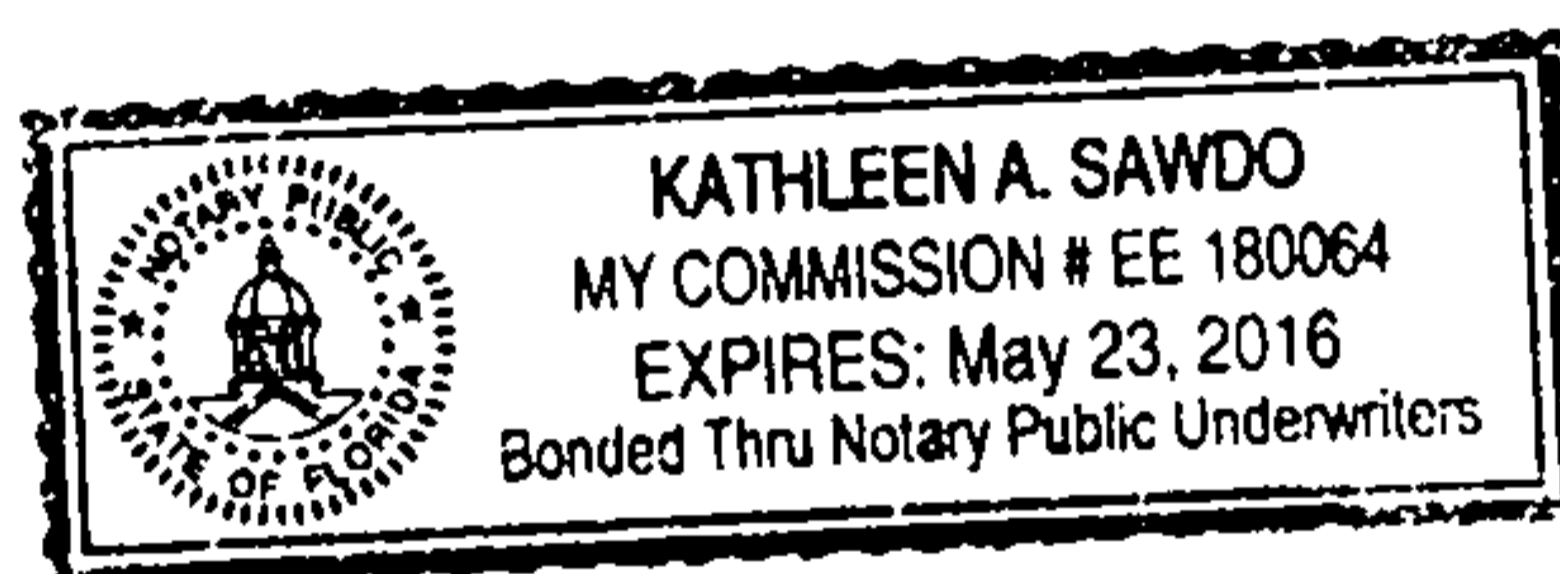
The foregoing instrument was acknowledged before me this 9 day of October, 2013, by Ariana Y. Moshirfar, who [] is personally known or [] has produced _____ as identification.

[Notary Seal]

Kathleen A. Sawdo
Notary Public, State of Florida

Printed Name: _____

My Commission Expires: _____



STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9 day of October, 2013, by Cyrus M. Moshirfar, who [] is personally known or [] has produced _____ as identification.

[Notary Seal]

Kathleen A. Sawdo
Notary Public, State of Florida

Printed Name: _____

My Commission Expires: _____

