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INSTRUMENT #2014027692 3 PG

03/12/2014 08:55:07 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1718525

Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $3815.00
Intang. Tax: $0.00

Consideration: $545,000.00
Documentary Stamps: $3,815.00
Recording Fee: $27.00

Prepared by and return to:
Berlin Patten, PLLC
Attn: Evan Berlin, Esq.
1819 Main St, Suite 1000
Sarasota, FL 34263
14-4410-001

Property Appraiser's Parcel ID No.: 0101020025 and 0101020027
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 13th day of March, 2014, by and between **SPARKLE CAR WASHES, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** whose address is **575 2nd Avenue, Sarasota, FL 34231** (hereinafter "GRANTOR"), and **SPARKLING CLEAN CAR WASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** whose address is **2959 Bravura Lake Drive, Sarasota, FL 34240** (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 7, 8, 9 AND 10, BLOCK A, SUN HAVEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 7, PAGE 88, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH AND SUBJECT TO THAT CERTAIN EASEMENT AS CREATED BY THE CROSS-EASEMENT AGREEMENT DATED MARCH 9, 1999 AND RECORDED MARCH 11, 1999 IN INSTRUMENT NO. 1999033800 FOR THE PURPOSES STATED THEREIN OVER, UNDER AND ACROSS THE LAND DESCRIBED AS FOLLOWS: LOTS 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15 AND 16, BLOCK A, SUN HAVEN SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 88, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH AND SUBJECT TO THAT CERTAIN EASEMENT AS CREATED BY THE RECIPROCAL PARKING EASEMENT DATED AUGUST 14, 2007 AND RECORDED AUGUST 17, 2007 IN INSTRUMENT NO. 2007129832 FOR THE PURPOSES STATED THEREIN OVER, UNDER AND ACROSS THE LAND DESCRIBED AS FOLLOWS: LOTS 5, 6, 11 AND 12, BLOCK A, SUN HAVEN SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 88, 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 individual executing this instrument on behalf of Grantor covenants and agrees that he is a managing member of the Grantor, and has full right and authority to execute this instrument on behalf of Grantor.

(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) _____

Printed Name Jackie Hinger

(2) _____

Printed Name Melanie Underwood

GRANTOR:

Sparkle Car Washes, LLC, a Florida limited liability company

By: _____

Stephenson Anderson

Its: Managing Member

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me this 10th day of March, 2014 by Stephenson Anderson, as Managing Member of Sparkle Car Washes, LLC, a Florida limited liability company, who is personally known to me or who has produced a Florida Driver's License as identification.

_____

Printed Name:

Notary Public

My Commission Expires: _____

Notary Public State of Florida
Melanie Underwood
My Commission FF 057556
Expires 12/15/2017