

Prepared by and return to:

J. Kevin Drake
J. Kevin Drake, P.A.
1432 First Street
Sarasota, FL 34236
941-954-7750
File Number: 4760-004

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May 19, 2014 03:57:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$1,820.00



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Warranty Deed

This Warranty Deed made this 16th day of May, 2014 between Triple Diamond Commerce Plaza, L.L.C., a Florida limited liability company, whose post office address is 105 Triple Diamond Blvd., #104, North Venice, FL 34275, grantor, and Dalton Family LLC, a Florida Limited Liability Company whose post office address is 1218 Vermeer drive, Nokomis, FL 34275, 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:

Lot 65, TRIPLE DIAMOND COMMERCE PLAZA, UNIT 2, according to the map or plat thereof as recorded in Plat Book 46, Page 21, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0377150005

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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:

Jerry Banks
Witness Name: Jerry Banks
Kathleen Varnadore
Witness Name: Kathleen Varnadore

Triple Diamond Commerce Plaza, LLC

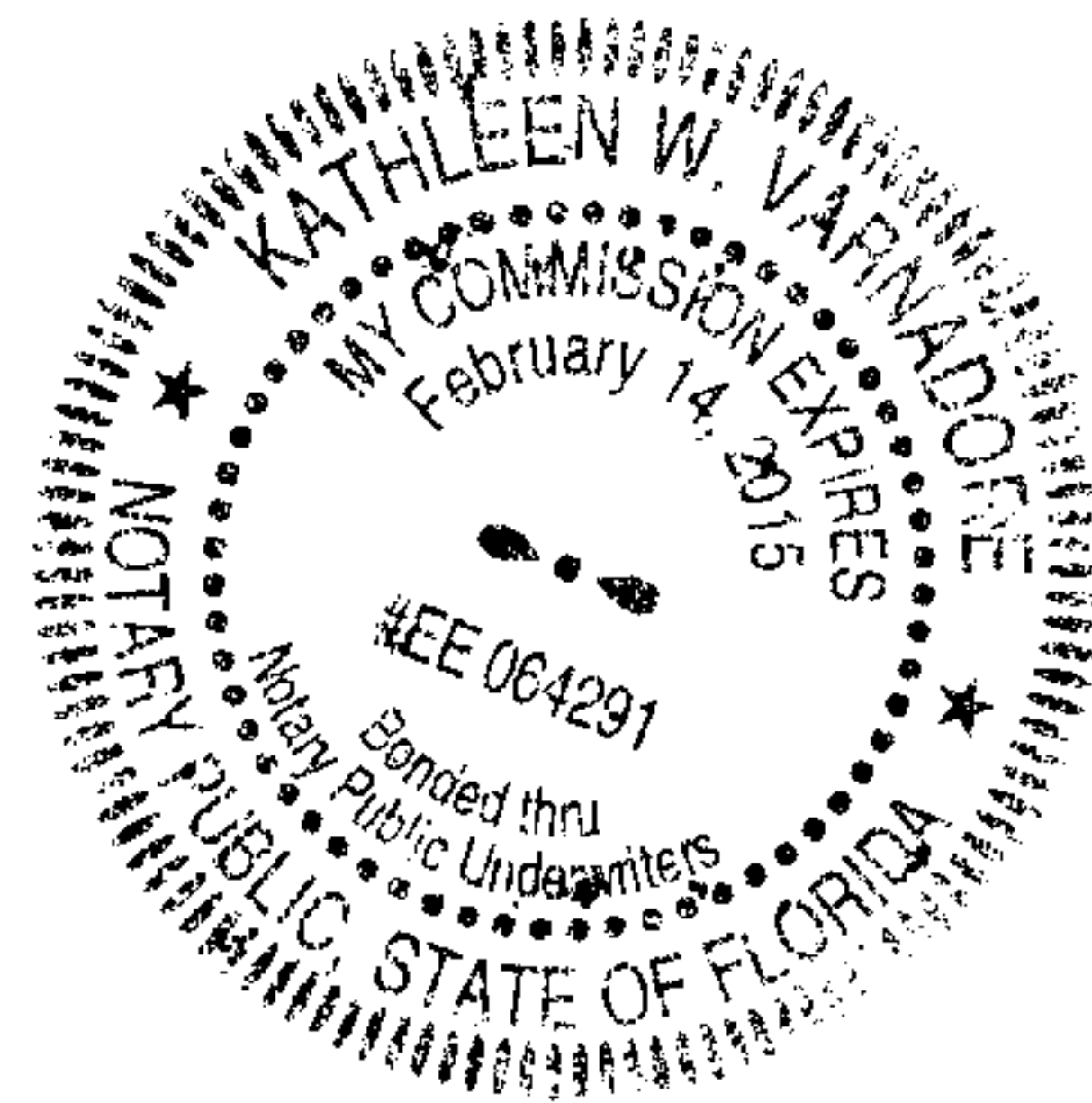
By: Bill J. Morse
Bill J. Morse, Manager

(Corporate Seal)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 16th day of May, 2014 by Bill J. Morse of Triple Diamond Commerce Plaza, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Kathleen Varnadore
Notary Public

Kathleen Varnadore

Printed Name: _____

My Commission Expires: _____