

✓ Prepared by/Return to:  
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KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$13,300.00



## WARRANTY DEED

**This Indenture**, made by **THE ADVISORS PROPERTY MANAGEMENT GROUP, LLC**, a Florida limited liability company, hereinafter called the GRANTOR, to **LOWELL TERRACE ASSOCIATES**, a New Hampshire partnership, whose post office address is: 500 Park Blvd. S., #125, Venice, FL 34285, hereinafter called the GRANTEE:

*(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)*

**Witnesseth**, that GRANTOR, for and in consideration of the sum of TEN DOLLARS, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Sarasota** County, Florida, viz:

**Lot 1, Block B, Sorrento East, Unit No. 1, according to the plat thereof recorded in Plat Book 19, Pages 20, 20A and 20B, of the Public Records of Sarasota County, Florida**

The property is not the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. **Together** with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

**In Witness Whereof**, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in the presence of:

THE ADVISORS PROPERTY MANAGEMENT GROUP,  
LLC, a Florida limited liability company

1<sup>st</sup> Witness Signature

Linda M. LeBlanc

Gary A. DiDonna

Gary A. DiDonna, as Managing Member

Printed Name:

LINDA M. LEBLANC

2<sup>nd</sup> Witness Signature:

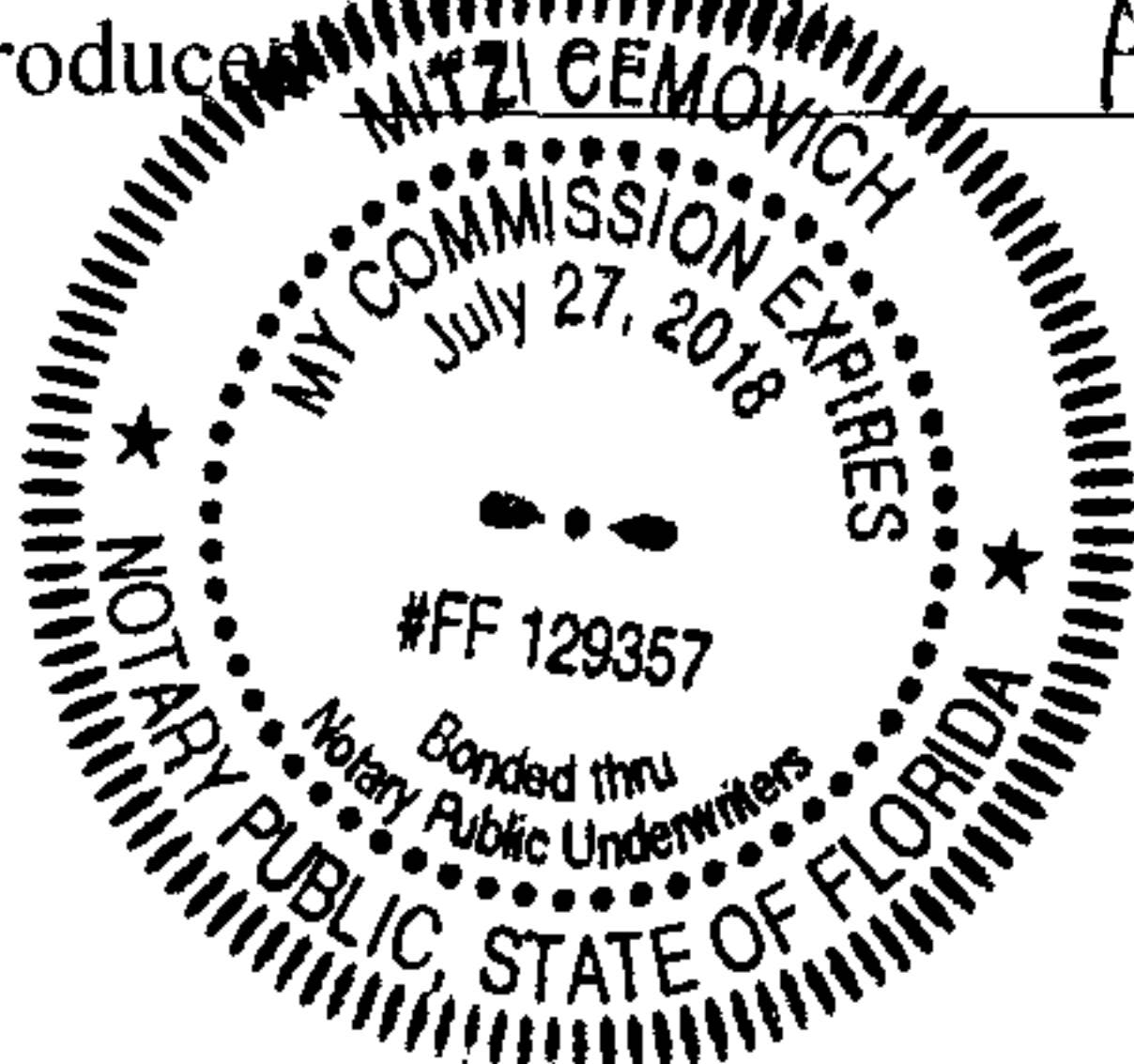
Mitzi Cemovich

Printed Name:

Mitzi Cemovich

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of July, 2014, by Gary A. DiDonna, as Managing Member, THE ADVISORS PROPERTY MANAGEMENT GROUP, LLC, a Florida limited liability company who has produced Florida D.C. as identification.



Mitzi Cemovich  
Notary Public