

11/4/2014 3:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1797308

Prepared by and return to:
Lauren Kohl
Gibson, Kohl, Wolff & Hric, P.L.
414 South Tamiami Trail
Osprey, FL 34229
File Number: 12852

Doc Stamp-Deed: \$1,183.00

Consideration: \$169,000.00

General Warranty Deed

Made this October 31, 2014 By **B & P BROWNING, INVESTMENTS, LLC**, a Florida Limited Liability Company, whose address is: 6050 Palmer Blvd. Unit 2, Sarasota, Florida 34232, hereinafter called the grantor, to **CORI LERNER, a married woman**, whose post office address is: 2475 Whippoorwill Cir., Sarasota, Florida 34231, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 24, WESLO WILLOWS, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 27, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0074020033

Subject to taxes for 2015, and subsequent years; covenants, conditions, declarations, 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.

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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 except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

B & P BROWNING INVESTMENTS LLC, a Florida Limited Liability Company

By: **PAULETTE K. BROWNING, Managing Member**

Address: 6050 Palmer Blvd. Unit 2, Sarasota, Florida 34232

By: **BOBBY STEVEN BROWNING, Managing Member**

Address: 6050 Palmer Blvd. Unit 2, Sarasota, Florida 34232

State of Florida
County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on 6/20/16. The foregoing instrument was acknowledged before me this October 31, 2014, by Paulette K. Browning and Bobby Steven Browning, as Managing Members of B & P BROWNING, INVESTMENTS, LLC, a Florida limited liability company, who is/are personally known to me or who has produced driver's license as identification.

Notary Public

Print Name:

My Commission Expires:

