RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015002375 1 PG(S)

1/9/2015 8:52 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1816834

Doc Stamp-Deed: $61.60

WHEN RECORDED MAIL TO AND RECORDING PREPARED
BY: Guardian Law, LLC
770 East Main Street, Suite 242
Lehi, UT 84043
MAIL TAX STATEMENTS TO:
Bruce Kidd
22415 Briggs Coleman
Harlingen, TX 78550

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

SPECIAL WARRANTY DEED, made this 2 day of Jan, ~~2014~~ 2015 by and between **IvyVest Properties, LLC** in the County of Utah ("Grantor"), and **American Estate and Trust FBO Bruce Kidd IRA** ("Grantee"), who's mailing address is 6900 Westcliff Dr., Ste. 603, Las Vegas, NV 89145.

THE GRANTOR, for and in consideration of the sum of $8,750.00, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and for other good and valuable consideration, has granted, bargained and sold to Grantee, Grantee's heirs and assigns forever, the following described tract of land in Sarasota County, State of Florida:

All Vacant Land Consisting Of One Florida Key #s: **2125501, Tax ID#: 1122-08-8106**

Legal: **Lot 6, Block 881, 16th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded at Plat Book 13, Page 15, in the Public Records of Sarasota County, Florida.**

Also known as street: **Lot 6 E Price Blvd, North Port, FL 34288**

TO HAVE AND HOLD the same in fee simple forever, together with all and singular the appurtenances thereunto.

Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

IvyVest Properties, LLC, Grantor
By: Rob Lewis or Steve Liechty, its Managers

WITNESS
WITNESS

NIKOL J STONE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 656788
COMM. EXP. 07-02-2016

STATE OF UTAH)
) ss:
COUNTY OF UTAH)

On this ~~2~~ 2 day of Jan, ~~2014~~ 2015 before me, the undersigned, a Notary Public in and for said County and State, personally appeared STEVE LIECHTY, of IvyVest Properties, LLC, personally known to me or proved to me on basis of satisfactory evidence to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that, by their signatures on the instrument, the person(s) executed the instrument.

NOTARY PUBLIC