

1/14/2015 8:35 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1818177

This instrument was prepared by  
and should be returned to:  
Jack E. Kiker, III, Esquire  
Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.  
Post Office Box 4128  
Tallahassee, Florida 32315-4128

Doc Stamp-Deed: \$1,575.00

WARRANTY DEED

**Dr. James E. Kurzydlo, P.A.**, a Florida corporation, whose address is 4299 Las Palmas Way, Sarasota, Florida 34238, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations received from **Forest Lakes RE Holdings, LLC**, a Florida limited liability company, whose address is 6449 Fox Grape Lane, Bradenton, Florida 34202, hereinafter referred to as Grantee, hereby, on this 9th day of January, 2015, conveys to the Grantee that real property located in Sarasota County, Florida, described as follows:

Lots 19 and 20, in Block 157, of UNIT NO. 36 SOUTH GATE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 16, Page 9, of the Public Records of Sarasota County, Florida.

Together with an undivided 6% interest in and to that portion of Block 157, of UNIT NO. 36 SOUTH GATE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 16, Page 9, of the Public Records of Sarasota County, Florida, designated on said plat as "Private Access," with 3% allocable to each of Lots 19 and 20, of said Block 157.

Grantee, by the acceptance hereof specifically covenant and agree for the benefit of all owners of property in said Block 157, that they will contribute to the maintenance of said "Private Access" in accordance with such plans as may from time to time be adopted by a majority interests in said "Private Access," to an extent proportionate to said undivided interest hereinabove stated, and the obligation hereby assumed and undertaken shall be binding as well upon the heirs, personal representatives, successors and assigns of Grantee, and shall be deemed a covenant running with the land hereinabove described.

SUBJECT to taxes for the year 2015 and subsequent years, easements and restrictive covenants of record, if any, which specifically are not reimposed or extended hereby;

and the Grantor covenants that the property is free of all encumbrances, except as above stated; that lawful seisin of and good right to convey that property are vested in the Grantor; and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever. The terms Grantor and Grantee shall be deemed to include both the

singular and plural where appropriate, and where the masculine gender is used, it shall include masculine, feminine or neuter, where appropriate.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

WITNESSES:

[Handwritten Signature]  
Witness Signature  
Jenifer Schembri  
Witness Print Name

Dr. James E. Kurzydlo, P.A.

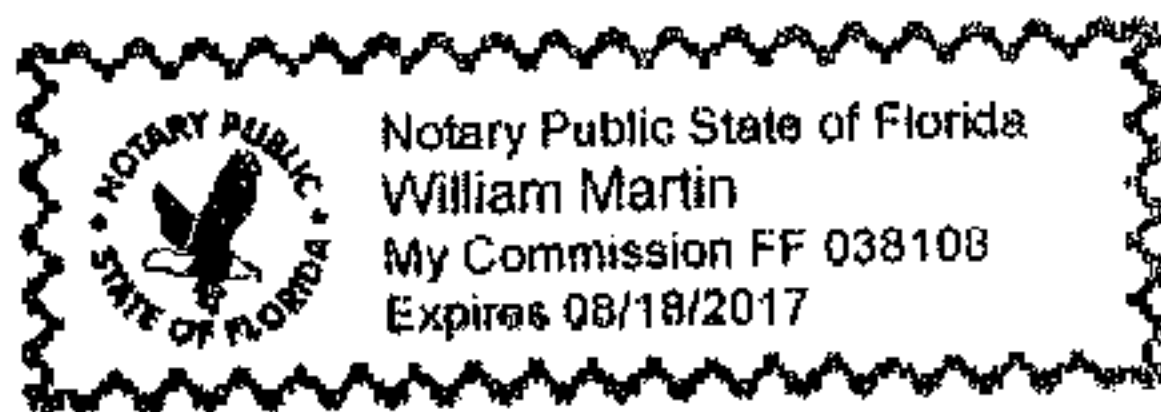
By: Dr. James E. Kurzydlo P.A.  
Dr. James E. Kurzydlo  
Its: President

[Handwritten Signature]  
Witness Signature  
Richard Atker  
Witness Print Name

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of January, 2015, by Dr. James E. Kurzydlo, as President of Dr. James E. Kurzydlo, P.A., on behalf of the corporation, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

[seal]



[Handwritten Signature]  
NOTARY PUBLIC  
WILLIAM MARTIN  
Print Name