

1/30/2015 2:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1823663

WHEN RECORDED MAIL TO AND RECORDING PREPARED

BY: Guardian Law, LLC

770 East Main Street, Suite 242

Lehi, UT 84043

MAIL TAX STATEMENTS TO:

Susan Whitley

4702 S 218th West Avenue

Tulsa, OK 74063

Doc Stamp-Deed: \$49.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Special Warranty Deed

SPECIAL WARRANTY DEED, made this 20 day of January, 2015 by and between IvyVest Properties, LLC in the County of Utah ("Grantor"), and American Estate and Trust FBO Billy Ward IRA c/o Susan Whitley ("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 \$7,000.00, 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 Tax ID#: 1122-08-8107

Legal: Lot 7, Block 881, 16<sup>TH</sup> 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 7 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.

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

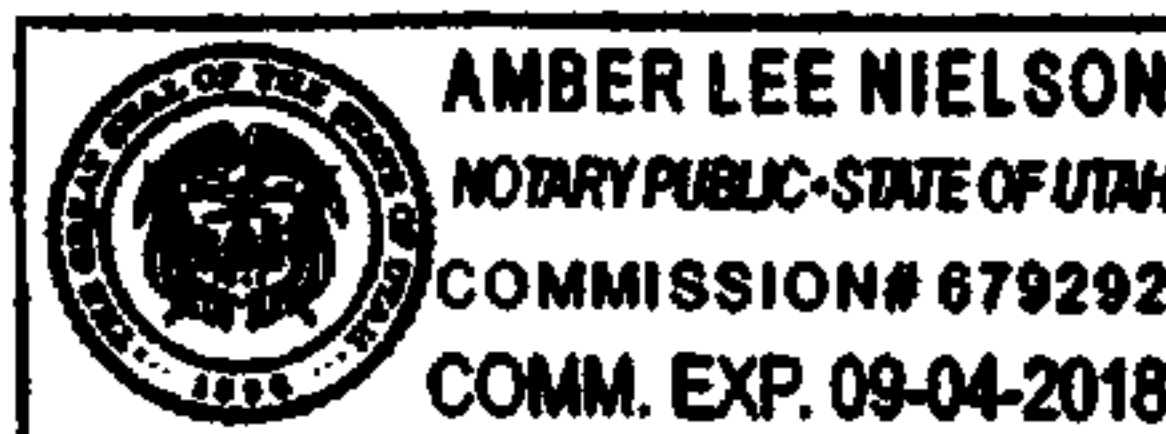
WITNESS  
WITNESS

[Signature]  
[Signature]

STATE OF UTAH )

) ss:

COUNTY OF UTAH)



On this 20 day of Jan, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rob Lewis, 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.

[Signature]  
NOTARY PUBLIC