

2/20/2015 10:17 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1830186

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Jeannie Stambaugh  
FLORIDA ABSTRACT & SECURITY TITLE CORPORATION  
2575 Tamiami Trail  
Port Charlotte, Florida 33952  
Parcel Identification (Folio) Number:

Doc Stamp-Deed: \$1,793.40

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 11 day of February, 2015 by **AMERILAND INVESTMENTS LLC, A Florida Limited Liability Co**, whose post office address is **475 Green Dolphin Dr. S., Placida, Fl 33946** herein called the grantors, to **ROCK IT HOMES LLC, A Utah Limited Liability Co.**, whose post office address is **751 East Quality Dr. #102, American Fork, UT 84003**, hereinafter called the Grantee:

*(Wherever used herein the terms "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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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, State of Florida, viz.:

See attached

**SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD**

**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.

**AND**, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2014.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Handwritten signature of John Keen]*

Witness #1 Signature

JOHN KEEN

Witness #1 Printed Name

*[Handwritten signature of Jeannie Stambaugh]*

Witness #2 Signature

Witness #2 Printed Name

**AMERILAND INVESTMENTS LLC, A Florida Limited Liability Co.**

*[Handwritten signature of Ronald C. Walker]*

**RONALD C. WALKER, Managing Member**

**STATE OF FLORIDA  
COUNTY OF CHARLOTTE**

The foregoing instrument was acknowledged before me this 11 day of February, 2015 by **RONALD C. WALKER**, Managing Member of **AMERILAND INVESTMENTS LLC, A Florida Limited Liability Co**, on behalf of company, who is personally known to me or has produced Drivers license as identification.

**SEAL**



**JEANNIE STAMBAUGH  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF006913  
Expires 5/14/2017**

My Commission Expires:

*[Handwritten signature of Jeannie Stambaugh]*  
Notary Public

Jeannie Stambaugh  
Printed Notary Name

## Exhibit "A"

### Legal Description for File No.: T15-0111

1. Lot 45, Block 1619, 33<sup>RD</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 17, and 17A, thru 17N, of the Public Records of Sarasota County, Florida, Parcel ID#1137161945
2. Lot 12, Block 1103, 23<sup>RD</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 13, and 13A, thru 13I, of the Public Records of Sarasota County, Florida, Parcel ID#1147110312
3. Lot 7, Block 1102, 23<sup>RD</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 13, and 13A, thru 13I, of the Public Records of Sarasota County, Florida, Parcel ID#1147110207
4. Lot 23, Block 1053, 24<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 14, and 14A, thru 14M, of the Public Records of Sarasota County, Florida, Parcel ID#1133105323
5. Lot 22, Block 1053, 24<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 14, and 14A, thru 14M, of the Public Records of Sarasota County, Florida, Parcel ID#1133105322
6. Lot 30, Block 1066, 24<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 14, and 14A, thru 14M, of the Public Records of Sarasota County, Florida, Parcel ID#1124106630
7. Lot 19, Block 1051, 24<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 14, and 14A, thru 14M, of the Public Records of Sarasota County, Florida, Parcel ID#1133105119
8. Lot 12, Block 1038, 24<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 14, and 14A, thru 14M, of the Public Records of Sarasota County, Florida, Parcel ID#1134103812
9. Lot 36, Block 1043, 24<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 14, and 14A, thru 14M, of the Public Records of Sarasota County, Florida, Parcel ID#1134104336
10. Lot 41, Block 1043, 24<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 14, and 14A, thru 14M, of the Public Records of Sarasota County, Florida, Parcel ID#1134104341
11. Lot 5, Block 1276, 26<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 3, and 3A, thru 3S, of the Public Records of Sarasota County, Florida, Parcel ID#0969127605
12. Lot 17, Block 1277, 26<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 3, and 3A, thru 3S, of the Public Records of Sarasota County, Florida, Parcel ID#0969127717
13. Lot 18, Block 1277, 26<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 3, and 3A, thru 3S, of the Public Records of Sarasota County, Florida, Parcel ID#0969127718
14. Lot 10, Block 1342, 26<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 3, and 3A, thru 3S, of the Public Records of Sarasota County, Florida, Parcel ID#0950134210



15. Lot 20, Block 1390, 28<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 12, and 12A, thru 12K, of the Public Records of Sarasota County, Florida, Parcel ID#0949139020
16. Lot 10, Block 1170, 25<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 2, and 2A, thru 2Q, of the Public Records of Sarasota County, Florida, Parcel ID#0959117010
17. Lot 10, Block 1134, 25<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 2, and 2A, thru 2Q, of the Public Records of Sarasota County, Florida, Parcel ID#0958113410
18. Lot 11, Block 1167, 25<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 2, and 2A, thru 2Q, of the Public Records of Sarasota County, Florida, Parcel ID#0959116711
19. Lot 15, Block 1168, 25<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 2, and 2A, thru 2Q, of the Public Records of Sarasota County, Florida, Parcel ID#0959116815
20. Lot 8, Block 1143, 25<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 2, and 2A, thru 2Q, of the Public Records of Sarasota County, Florida, Parcel ID#0960114308
21. Lot 14, Block 1122, 25<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 2, and 2A, thru 2Q, of the Public Records of Sarasota County, Florida, Parcel ID#0961112214
22. Lot 38, Block 1112, 25<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 2, and 2A, thru 2Q, of the Public Records of Sarasota County, Florida, Parcel ID#0960111238
23. Lot 18, Block 481, 8<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 12, Pages 20, and 20A, thru 20K, of the Public Records of Sarasota County, Florida, Parcel ID#0984048118
24. Lot 17, Block 858, 12<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 13, Pages 8, and 8A, thru 8V, of the Public Records of Sarasota County, Florida, Parcel ID#1144085817
25. Lot 23, Block 754, 12<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 13, Pages 8, and 8A, thru 8V, of the Public Records of Sarasota County, Florida, Parcel ID#1143075423
26. Lot 1, Block 627, REPLAT OF A PORTION OF 14<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 9, and 9A, thru 9E, of the Public Records of Sarasota County, Florida, Parcel ID#0969062701
27. Lot 9, Block 1000, 21<sup>ST</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 9, and 9A, thru 9I, of the Public Records of Sarasota County, Florida, Parcel ID#1136100009
28. Lot 15, Block 1763, 34<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 18, and 18A, thru 18M, of the Public Records of Sarasota County, Florida, Parcel ID#1138176315
29. Lot 16, Block 2433, 49<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 21, Pages 1, and 1A, thru 1TT, of the Public Records of Sarasota County, Florida, Parcel ID#1119243316
30. Lot 1, Block 2536, 51<sup>ST</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 21, Pages 8, and 8A, thru 8GG, of the Public Records of Sarasota County, Florida, Parcel ID#1006253601

31. Lot 2, Block 2588, 51<sup>ST</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 21, Pages 8, and 8A, thru 8GG, of the Public Records of Sarasota County, Florida, Parcel ID#1142258802
32. Lot 16, Block 1339, 26<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 3, and 3A, thru 3S, of the Public Records of Sarasota County, Florida, Parcel ID#0950133916
33. Lot 1, Block 1369, 28<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 12, and 12A, thru 12K, of the Public Records of Sarasota County, Florida, Parcel ID#0949136901
34. Lot 13, Block 1456, 30<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 14, and 14A, thru 14Q, of the Public Records of Sarasota County, Florida, Parcel ID#0951145613
35. Lot 28, Block 1700, 36<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 16, Pages 3, and 3A, thru 3M, of the Public Records of Sarasota County, Florida, Parcel ID#0973170028
36. Lot 23, Block 1826, 37<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 16, Pages 4, and 4A, thru 4H, of the Public Records of Sarasota County, Florida, Parcel ID#0974182623
37. Lot 16, Block 855, 12<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 13, Pages 8, and 8A, thru 8V, of the Public Records of Sarasota County, Florida, Parcel ID#1144085516
38. Lot 23, Block 385, 10<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 12, Pages 22, and 22A, thru 22M, of the Public Records of Sarasota County, Florida, Parcel ID#0980038523
39. Lot 25, Block 372, 10<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 12, Pages 22, and 22A, thru 22M, of the Public Records of Sarasota County, Florida, Parcel ID#0980037225
40. Lot 2, Block 432, 9<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 12, Pages 21, and 21A, thru 21S, of the Public Records of Sarasota County, Florida, Parcel ID#0982043202
41. Lot 7, Block 870, 16<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 13, Pages 15, and 15A, thru 15H, of the Public Records of Sarasota County, Florida, Parcel ID#1122087007
42. Lot 14, Block 1250, 27<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 11, and 11A, thru 11M, of the Public Records of Sarasota County, Florida, Parcel ID#0952125014
43. Lot 11, Block 1020, 21<sup>ST</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 9, and 9A, thru 9I, of the Public Records of Sarasota County, Florida, Parcel ID#1122102011
44. Lot 12, Block 1020, 21<sup>ST</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 9, and 9A, thru 9I, of the Public Records of Sarasota County, Florida, Parcel ID#1122102012
45. Lot 16, Block 997, 21<sup>ST</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 9, and 9A, thru 9I, of the Public Records of Sarasota County, Florida, Parcel ID#1136099716
46. Lot 26, Block 998, 21<sup>ST</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 9, and 9A, thru 9I, of the Public Records of Sarasota County, Florida, Parcel ID#1136099826



47. Lot 30, Block 179, 2<sup>ND</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 11, Pages 30, and 30A, thru 30G, of the Public Records of Sarasota County, Florida, Parcel ID#1004017930
48. Lot 16, Block 99, 7<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 12, Pages 19, and 19A, thru 19N, of the Public Records of Sarasota County, Florida, Parcel ID#1005009916
49. Lot 36, Block 767, FIRST REPLAT IN 12<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 20, Page 11, of the Public Records of Sarasota County, Florida, Parcel ID#1136076736
50. Lot 16, Block 1089, 23<sup>RD</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 13, and 13A, thru 13I, of the Public Records of Sarasota County, Florida, Parcel ID#1145108916
51. Lot 14, Block 1056, 24<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 14, and 14A, thru 14M, of the Public Records of Sarasota County, Florida, Parcel ID#1133105614
52. Lot 36, Block 1167, 25<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 2, and 2A, thru 2Q, of the Public Records of Sarasota County, Florida, Parcel ID#0957116736
53. Lot 37, Block 1167, 25<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 2, and 2A, thru 2Q, of the Public Records of Sarasota County, Florida, Parcel ID#0957116737
54. Lot 18, Block 1323, 26<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 3, and 3A, thru 3S, of the Public Records of Sarasota County, Florida, Parcel ID#0950132318
55. Lot 19, Block 1323, 26<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 3, and 3A, thru 3S, of the Public Records of Sarasota County, Florida, Parcel ID#0950132319
56. Lot 31, Block 1301, 26<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 3, and 3A, thru 3S, of the Public Records of Sarasota County, Florida, Parcel ID#0972130131
57. Lot 22, Block 1215, 27<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 11, and 11A, thru 11M, of the Public Records of Sarasota County, Florida, Parcel ID#0952121522
58. Lot 18, Block 1446, 29<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 13, and 13A, thru 13H, of the Public Records of Sarasota County, Florida, Parcel ID#0956144618
59. Lot 11, Block 1503, 30<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 14, and 14A, thru 14Q, of the Public Records of Sarasota County, Florida, Parcel ID#0944150311
60. Lot 18, Block 1582, 32<sup>ND</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 16, and 16A, thru 16L, of the Public Records of Sarasota County, Florida, Parcel ID#1138158218
61. Lot 7, Block 1567, 32<sup>ND</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 16, and 16A, thru 16L, of the Public Records of Sarasota County, Florida, Parcel ID#1137156707