

2/27/2015 8:42 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1832512

WHEN RECORDED MAIL TO AND RECORDING PREPARED

BY: Guardian Law, LLC

770 East Main Street, Suite 242

Lehi, UT 84043

MAIL TAX STATEMENTS TO:

Lynn Mcree

PO Box 576

Haiku, HI 96708

Doc Stamp-Deed: \$63.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Special Warranty Deed

SPECIAL WARRANTY DEED, made this 19 day of Feb, 2015 by and between **Rock It Homes, LLC** in the County of Utah ("Grantor"), and **American Estate and Trust FBO Lynn Mcree 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 \$8,950.00, 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#: 0949-13-9303

Legal: Lot 3, Block 1393, 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.

Also known as street: Lot 3 Trumpet St, North Port, FL 34291

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.

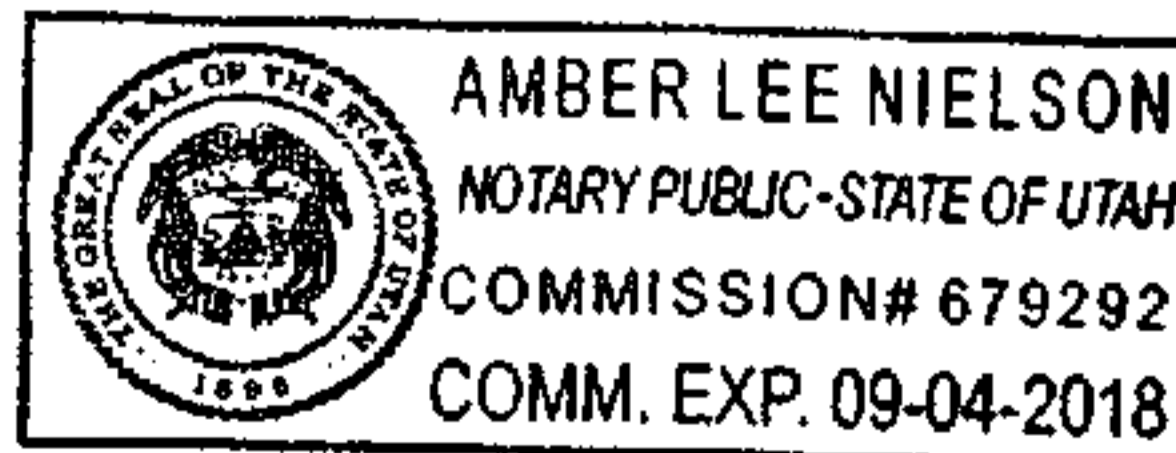
[Signature]  
Rock It Homes, LLC, Grantor  
By: Rob Lewis or Steve Liechty, its Managers

WITNESS [Signature]  
WITNESS [Signature]

STATE OF UTAH )

) ss:

COUNTY OF UTAH)



On this 19 day of Feb, 2015 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rob Lewis, of Rock It Homes, 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