RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015034482 1 PG(S)

3/25/2015 8:45 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1841882

Doc Stamp-Deed: $58.10

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

SPECIAL WARRANTY DEED, made this 17 day of March, 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 $8,250.00, 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#: 1143-07-7821**

Legal: **Lot 21, Block 778, 12TH 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.**

Also known as street: **Lot 21 Inverness St, 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.

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

WITNESS
WITNESS

JESSI MARIE WARNICK
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 681190
COMM. EXP. 01-07-2019

STATE OF UTAH)
) ss:
COUNTY OF UTAH)

On this 17 day of March, 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.

NOTARY PUBLIC