

This Instrument Prepared By and Return To:  
MICHAEL M. WALLACK, ESQ.  
WALLACK LAW FIRM  
3260 Fruitville Road, Suite A  
Sarasota, FL 34237

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2015042097 2 PG(S)  
April 09, 2015 03:12:24 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,800.00  


**This Warranty Deed** made the 9 day of April A. D. 2015 by

**COURTESY CLEANERS, LLC, a Florida limited liability company,**  
with offices located at: 5306 Cortez Road West, Suite 5, Bradenton, FL 34210;  
hereinafter called the grantor, to

**ESHAN INVESTMENTS, LLC, a Florida limited liability company,**  
with offices located at: 700 South Osprey Avenue, Sarasota, FL 34236; and  
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 grantor, for and in consideration of the sum of \$10.00 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 situated in SARASOTA County, Florida, viz:

Lot 1, Block 154 of South Gate Unit 36, according to the Plat thereof as recorded in Plat Book 16, Page(s) 9 - 9A, of the Public Records of Sarasota County, Florida;

Together with:

Lot 1, 2 & 3 Less the Westerly 37 feet of said Lot 3, Block 12 of HUDSON BAYOU SUBDIVISION, according to the Plat thereof as recorded in Plat Book A, Page(s) 56, of the Public Records of Sarasota County, Florida;

Together with that certain easement granted to Courtesy Cleaners, LLC, a Florida limited liability company, by Bayou Associates Limited, a Florida limited partnership, by Easement Agreement dated September 10, 2003 and recorded September 15, 2003 in Official Records Instrument Number 2003187006 of the Public Records of Sarasota County, Florida.

Tax Identification Parcel Nos. 0059010010 and 2036020088

SUBJECT TO:

1. Conditions, restrictions, easements, and reservations of record; but this reference shall not operate to reimpose same.

2. Taxes for the year 2015 and all subsequent years.


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

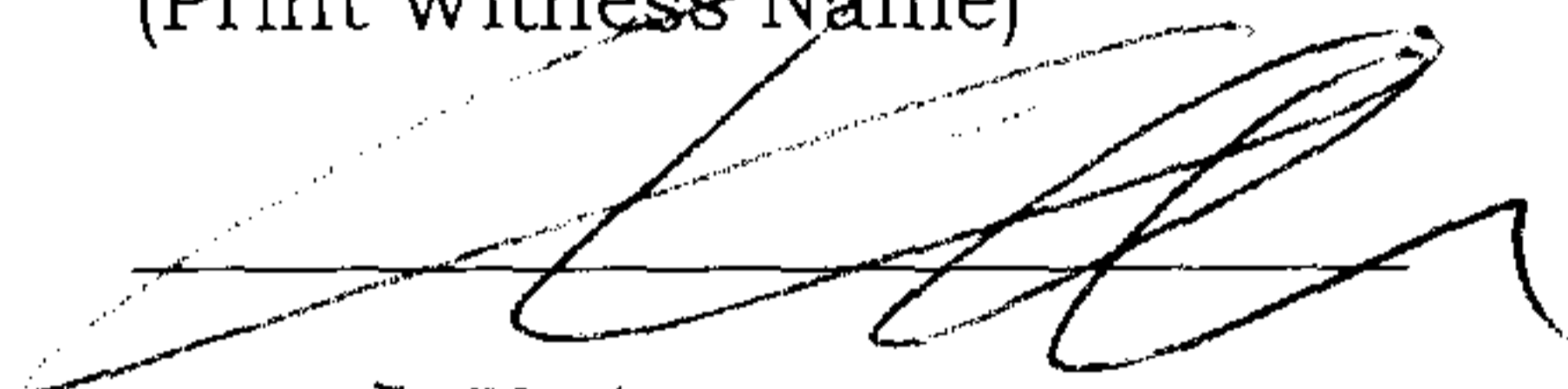
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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 grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Jeffrey A. Burkee  
(Print Witness Name)

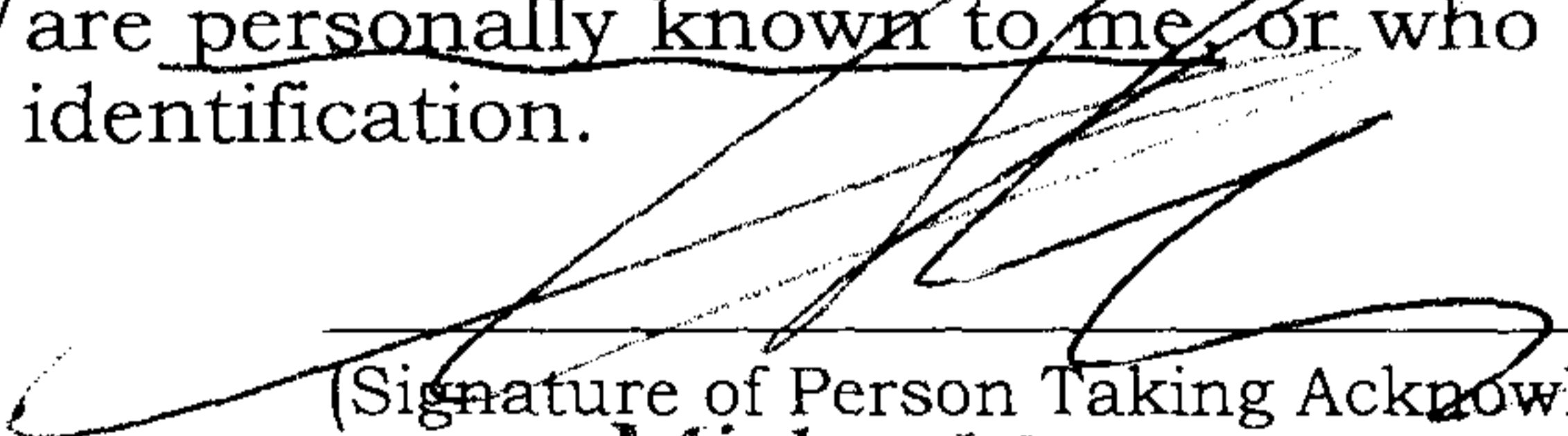
  
\_\_\_\_\_  
Michael M. Wallack  
(Print Witness Name)

COURTESY CLEANERS, LLC,  
a Florida limited liability company

By:   
\_\_\_\_\_  
Michael Galyean, Manager

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 8 day of April, 2015, by **MICHAEL GALYEAN as Manager of COURTESY CLEANERS, LLC, a Florida limited liability company**, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Signature of Person Taking Acknowledgment)  
Michael M. Wallack  
(Name of Acknowledger Typed, Printed or Stamped)  
(Title or Rank)  
(Serial Number, if any)

