


**This Instrument Prepared By
And Return To:**
George H. Mazzarantani, Esquire
George H. Mazzarantani, P.A.
1800 Second Street, Suite 708
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015045545 2 PG(S)
April 16, 2015 05:00:28 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$4,375.00


Recording: \$18.50
Documentary Stamps: \$4,375.00

WARRANTY DEED

This Warranty Deed, dated April 16, 2015 is made by **Main Investment, LLC**, a **Florida limited liability company**, whose post office address is 6300 Midnight Pass Road, #1201, Sarasota, FL 34242 ("Grantor") to **1713 Northgate, LLC**, a **Florida limited liability company**, whose post office address is 1713 Northgate Blvd, Sarasota, FL 34234 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 5 and the East 1/2 of Lot 6, NORTHGATE CENTER SUBDIVISION, UNIT NO. 2, according to the plat thereof as recorded in Plat Book 28, Page 7, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above described real property is 0026020013. Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 16 day of April, 2015.

WITNESSES:

Print Name: [Signature]

Print Name: [Signature]

JAMES GREGORY HENLEY

Main Investment, LLC, a Florida limited liability company

Neva C. Henley
Neva C. Henley, Manager and Sole Member

Address: 6300 Midnight Pass Rd
Unit 1201

Sarasota, Florida

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16 day of April, 2015, by
Neva C. Henley as Manager and Sole Member of Main Investment, LLC, a Florida limited
liability company.

Notary Public

Print Name: _____

My Commission Expires: _____

Personally Known ____ (OR) Produced Identification ____

Type of identification produced DL

