RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015057797 1 PG(S)
5/12/2015 12:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1859955

Doc Stamp-Deed: $14.00

WHEN RECORDED MAIL TO & RECORDING PREPARED BY:

Guardian Law, LLC

770 East Main Street, Suite 242

Lehi, UT 84043

MAIL TAX STATEMENTS TO:

Fastrac Homes, LLC

6 Malia Ramble

Peth, WA 6038, Australia

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

This Indenture is made this 30 day of April, 2015, by and between **Rock It Homes, LLC, a Utah LLC** in the County of Utah ("Grantor"), and **Fastrac Homes, LLC** ("Grantee"), whose mailing address is 6 Malia Ramble, Peth, WA 6038, Australia.

THE GRANTOR, for and in consideration of the sum of $2,000.00, 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 the Grantee, Grantee's heirs and assigns forever, the following described land in Sarasota County, State of Florida:

All Vacant Land Consisting Of: **Tax ID: 0954126716**

Legal: **Block 1267, Lot 16, 27th Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 15, Page 11A through 11M, of the Public Records of Sarasota County, Florida.**

Also known as street: Block 1267, Lot 16, Alpaca 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.

Rock It Homes, LLC, Grantor
By: Steve Liechty, Rob Lewis, or
Madison Fujimoto - Authorized Agent

WITNESS Kaitlyn Vanderlee

WITNESS Meghan Adams

STATE OF Utah)
) ss:
COUNTY OF Utah)

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

On this 30 day of April, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Madison Fujimoto, 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