RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015061881 1 PG(S)

5/20/2015 12:20 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1863176

Doc Stamp-Deed: $66.50

WHEN RECORDED MAIL TO & RECORDING PREPARED BY:

Guardian Law, LLC

770 East Main Street, Suite 242

Lehi, UT 84043

MAIL TAX STATEMENTS TO:

American Estate and Trust FBO John O'Neill IRA

6900 Westcliff Dr., Ste. 603

Las Vegas, NV 89145

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

This Indenture is made this 6 day of May, 2015, by and between **Rock It Homes, LLC, a Utah LLC** in the County of Utah ("Grantor"), and **American Estate and Trust FBO John O'Neill IRA** ("Grantee"), whose mailing address is 6900 Westcliff Dr., Ste. 603, Las Vegas, NV 89145.

THE GRANTOR, for and in consideration of the sum of $9.500.00, 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: 0960114308**

Legal: **Block 1143, Lot 8, 25th Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 15, Page 2A through 2Q, of the Public Records of Sarasota County, Florida.**

Also known as street: Block 1143, Lot 8, Snug St, North Port, FL 34286

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 Meghan Adams

WITNESS Aimee Fiedler

STATE OF Utah)
) ss:
COUNTY OF Utah)

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

On this 6 day of May, 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.

Jessi Warnick
NOTARY PUBLIC