

Prepared By: Michael T. Hankin, Esq.  
Hankin & Hankin  
6841 Energy Court  
Lakewood Ranch, Florida 34240  
Parcel ID #: 2026060040  
Sales Price: \$2,275,000.00

6/1/2015 2:49 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 1867016

Doc Stamp-Deed: \$15,925.00

**WARRANTY DEED**

**THIS WARRANTY DEED**, dated this 29<sup>th</sup> day of May, 2015 by IIFY, LLC, a Florida limited liability company, whose post office address is 8440 N. Tamiami Trail, Sarasota, Florida 34243, hereinafter called the GRANTOR, to ROSEMARY DISTRICT VENTURE, LLC, a Florida limited liability company, whose post office address is 212 Casey Key Road, Nokomis, Florida 34275, hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 situate in Sarasota Beach County, Florida, viz:

Lot 14, Block Y, PLAT OF SARASOTA, according to the map or plat thereof, as recorded in Plat Book A, Page 29, of the Public Records of Sarasota County, Florida.

**SUBJECT TO** covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2015 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**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 except as above noted, 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.

**IN WITNESS WHEREOF**, GRANTOR has signed and sealed these presents the date set forth above.

{signature page follows}

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Witness Signature: [Signature]  
Print Name: Michael Hankin

IIFY, LLC, a Florida limited liability company

Witness Signature: [Signature]  
Print Name: Shannon Hankin

BY: [Signature]  
HARVEY VENGROFF, Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me on this 29<sup>th</sup> day of May, 2015  
by HARVEY VENGROFF, as Manager of IIFY, LLC, a Florida limited liability company, who is personally  
known to me:  or who produced a Driver's License as identification: \_\_\_\_\_.

[Signature]  
Print Name: Michael Hankin

(NOTARY SEAL)



I am a notary public in and for the State of Florida  
and my commission expires on:  
\_\_\_\_\_.