RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015084287 1 PG(S)

7/8/2015 2:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1880357

Doc Stamp-Deed: $45.50

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 Ben Zimmerman 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 20 day of JUNE, 2015, by and between **Rock It Homes, LLC, a Utah LLC** in the County of Utah ("Grantor"), and **American Estate and Trust FBO Ben Zimmerman 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 $6,500.00, 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: 0973170028**

Legal: **Block 1700, Lot 28, 36th Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 16, Page 3A through 3M, of the Public Records of Sarasota County, Florida.**

Also known as street: Lot 28 Lancelot Ave, North Port, FL 34287

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: Rob Lewis, Alan Schow, or
Heather London - Authorized Agent

WITNESS
WITNESS

AMBER LEE NIELSON
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 679292
COMM. EXP. 09-04-2018

STATE OF Utah)
) ss:
COUNTY OF Utah)

On this 20 day of JUNE, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alan Schow, 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