

7/30/2015 4:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1888508

Doc Stamp-Deed: \$56.00

WHEN RECORDED MAIL TO AND 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

6900 Westcliff Dr., Ste. 603

Las Vegas, NV 89145

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

SPECIAL WARRANTY DEED, made this 15 day of July, 2015 by and between **Rock It Homes, LLC** in the County of Utah ("Grantor"), and **American Estate and Trust FBO Ben Zimmerman IRA** ("Grantee"), who's mailing address is 6900 Westcliff Dr., Ste. 603, Las Vegas, NV 89145.

THE GRANTOR, for and in consideration of the sum of \$8,000.00, 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 Grantee, Grantee's heirs and assigns forever, the following described tract of land in ~~SARASOTA CO~~, State of Florida:

All Vacant Land Consisting Of Tax ID#: 0951-14-5613

Legal: **LOT 13 BLK 1456 30TH ADD TO PORT CHARLOTTE**

Also known as street: **Lot 13 Spoonhill Rd , 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: Rob Lewis or Steve Liechty, its Managers

Heather London Authorized Agent

WITNESS 

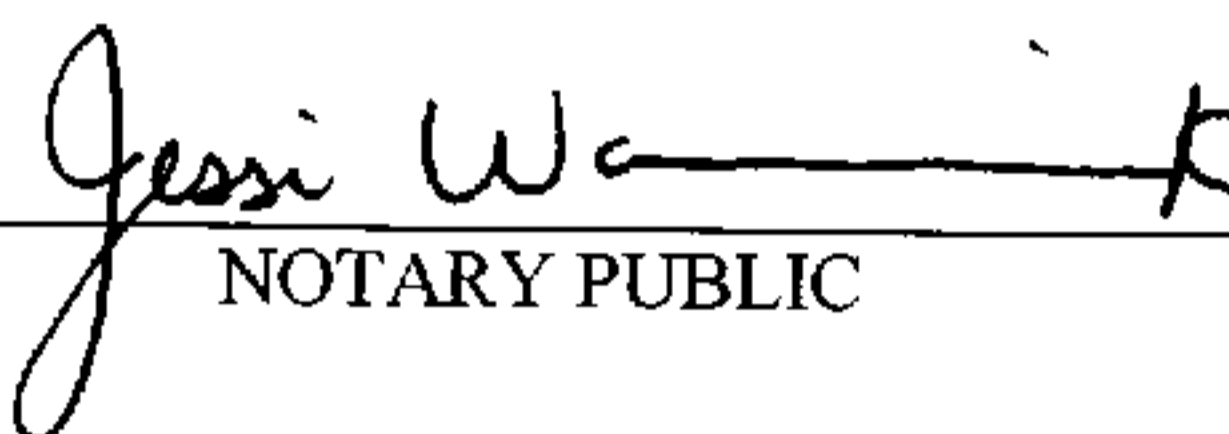
WITNESS 



STATE OF UTAH)

COUNTY OF UTAH)

On this 15 day of July, 2015 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Heather London, 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