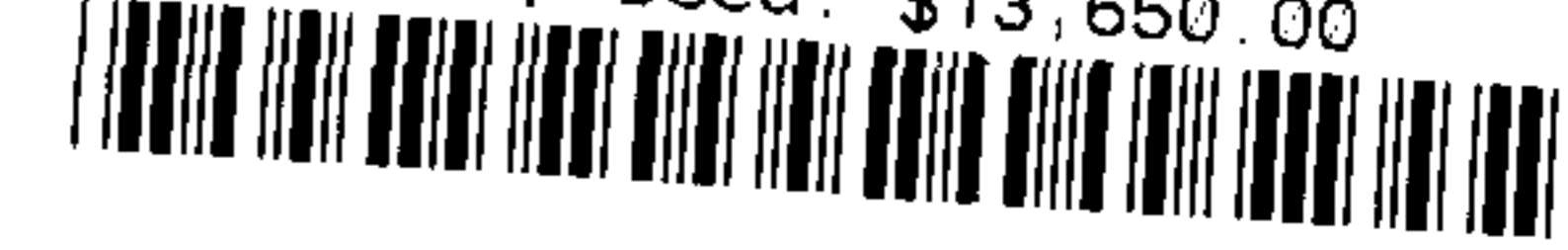


Prepared by:  
Andrew W. Rosin  
Law Office of Andrew W. Rosin, PA  
1966 Hillview Street  
Sarasota, Florida 34239

File Number: MITZAFON, GUR

Consideration: \$1,950,000.00  
Documentary Stamps: \$13,650.00  
Recording Fee: \$18.50

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2015106971 2 PG(S)  
August 26, 2015 04:37:45 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$13,650.00  


## General Warranty Deed

Made this August 26, 2015 A.D. By **Paul E. Phillips, individually and as Trustee of the Paul E. Phillips Trust dated April 20, 1992, as amended under Restated Declaration of Trust dated June 8, 1998, and as further amended under Restated Declaration of Trust, dated June 13, 2014, and joined by his spouse, Sharon Covault**, whose address is: 42 Sea Vista Drive, Palm Coast, Florida 32137-2502, hereinafter called the grantor, to **MITZAFON & VIDANOVA PROPERTY, LLC, a Florida limited liability company**, whose post office address is: 138 Garfield Drive, Sarasota, Florida 34236, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the 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 Ten Dollars, (\$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 County, Florida, viz:

Lots 14, 15 and 16, Block 62, RESUBDIVISION OF BLOCKS 50, 57, 59, 60, 61, 62 AND 63, PLAT NO. 3, JOHN RINGLING ESTATES, INC., LIDO BEACH DIVISION B, as per plat thereof, recorded in Plat Book 2, Page 208, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **2016110034**


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

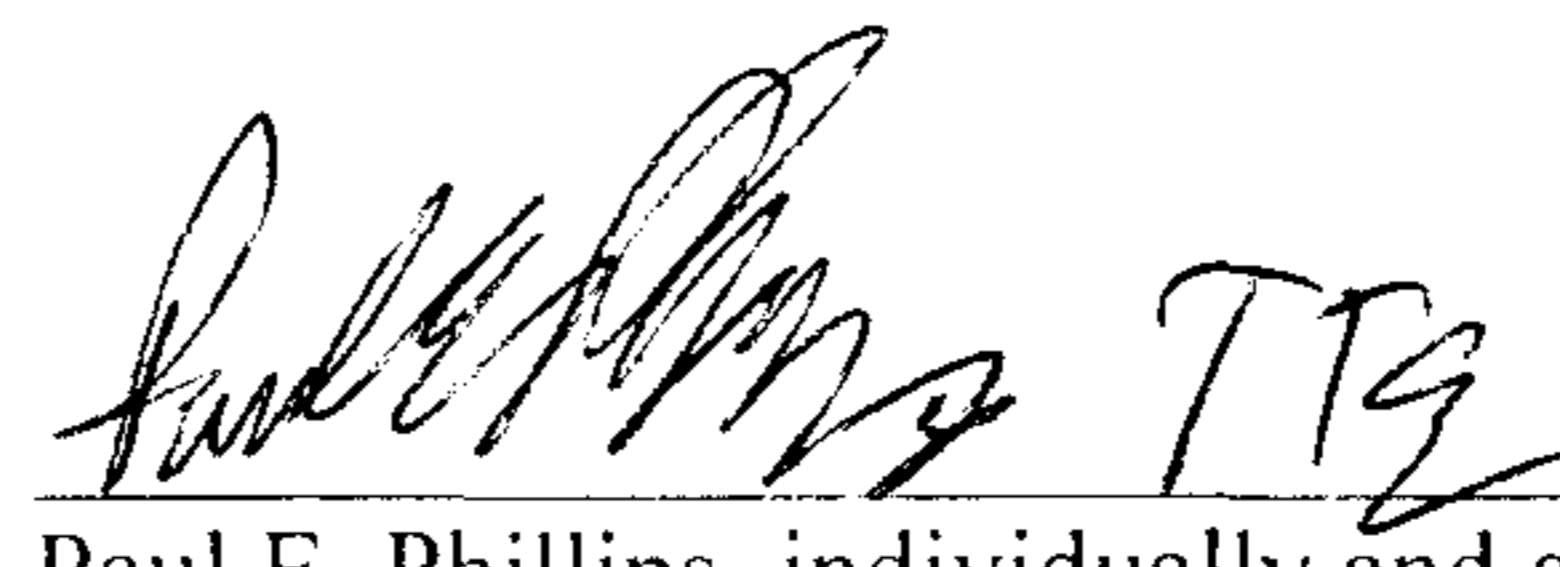
**To Have and to Hold**, the same in fee simple forever.

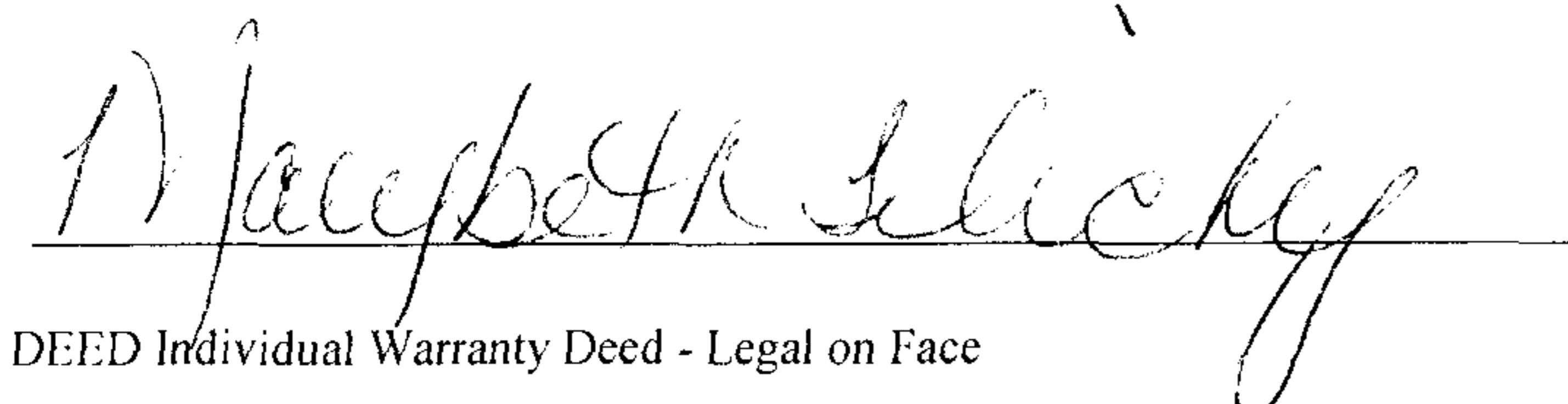
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

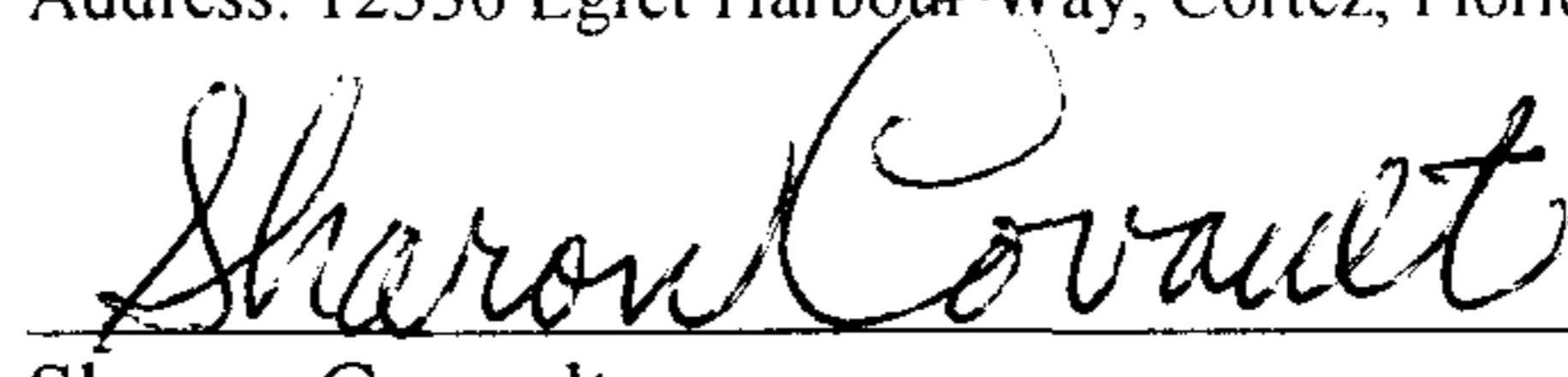
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
Witness Printed Name Andrew W. Rosin

 (Seal)  
Paul E. Phillips, individually and as Trustee of the Paul E. Phillips Trust dated April 20, 1992, as amended under Restated Declaration of Trust, dated June 8, 1998, and as further amended under Restated Declaration of Trust, dated June 13, 2014  
Address: 12336 Egret Harbour Way, Cortez, Florida 34215

  
DEED Individual Warranty Deed - Legal on Face

 (Seal)  
Sharon Covault

Prepared by:  
Andrew W. Rosin  
Law Office of Andrew W. Rosin, PA  
1966 Hillview Street  
Sarasota, Florida 34239

File Number: MITZAFON, GUR

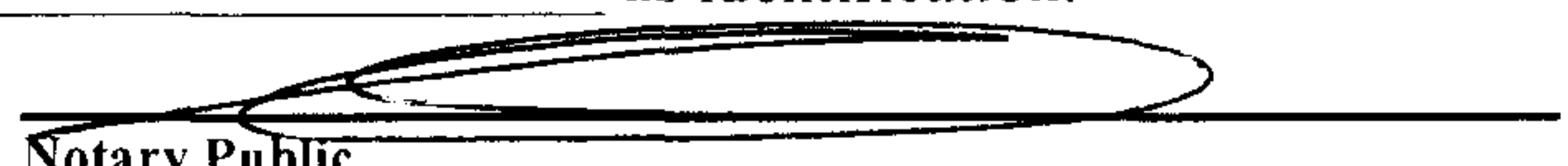
Consideration: \$1,950,000.00  
Documentary Stamps: \$13,650.00  
Recording Fee: \$18.50

Address: 12336 Egret Harbour Way, Cortez, Florida 34215

Witness Printed Name **Marybeth Tilcky**

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 24th day of August, 2015, by Paul E. Phillips, individually and as Trustee of the Paul E. Phillips Trust dated April 20, 1992, as amended under Restated Declaration of Trust dated June 8, 1998, and as further amended under Restated Declaration of Trust, dated June 13, 2014, and joined by his spouse, Sharon Covault, who is/are personally known to me or who has produced DL as identification.

  
Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



ANDREW W. ROSIN  
MY COMMISSION # EE 838632  
EXPIRES: October 13, 2016  
Bonded Thru Budget Notary Services