

Prepared by and return to:

Kraig H. Koach

Attorney at Law

Bowman George Scheb Kimbrough, Koach & Chapman, P.A.

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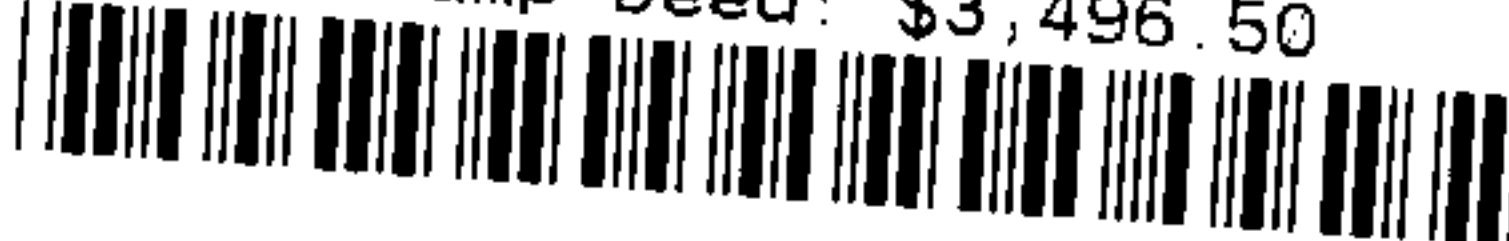
Sarasota, FL 34237

941-366-5510

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Will Call No.:

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015125320 2 PG(S)
October 07, 2015 04:51:35 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$3,496.50


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Warranty Deed

This Warranty Deed made this **28th** day of **September, 2015** between **Baxley Land Company, Inc., a Florida corporation** whose post office address is **7362 Hawkins Road, Sarasota, FL 34237**, grantor, and **Red Tiger Martial Arts, LLC, a Florida limited liability company** whose post office address is **4581 Ashton Road, Sarasota, FL 34233**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

A part of Lot 9 in Block 2 of BEE RIDGE FARMS SUBDIVISION of Section 11, Township 37 South, Range 16 East, recorded in Plat Book A at Page 40 of the Public Records of Sarasota County, Florida, described as follows: Commence at a railroad spike found at the West 1/4 of Section 11, also being the SW corner of Lot 8, Block 2 of Bee Ridge Farms; thence along the South line of the NW 1/4 of Section 11, East 1338.78 feet to the SE corner of Lot 9, thence along the East line of Lot 9 N 00 degrees 05'12" East, 24.00 feet to the North right-of-way line of Ashton Road for a Point of Beginning; thence along the North right-of-way line, West 150.00 feet; thence N 00 degrees 05'12" East, 336.20 feet; thence East 150 feet to the East line of Lot 9; thence along the East line, S 00°05'12 West, 336.20 feet to the point of beginning LESS Begin at the SE corner of Lot 9; thence run North 89°44'13" West along the South line of Lot 9 a distance of 5.00 feet; thence run North 00°15'47" East a distance of 16.00 feet; thence run South 89°44'13" East a distance of 5.02 feet to the intersection with the East line of Lot 9; thence run South 00 degrees 20'06" West along the East line a distance of 16.00 feet to the point of beginning. Now known as: Unit 5, Phase 3, Amended Plat of Ashton Road Land Condominium, according to the Declaration of Condominium recorded in Instrument Number 1998171964, as amended in Instrument Number 2001041100, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 34, Page 48, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0091131005

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: IL S, WE


Witness Name: KRAIG H. KOACH

Baxley Land Company, a Florida corporation

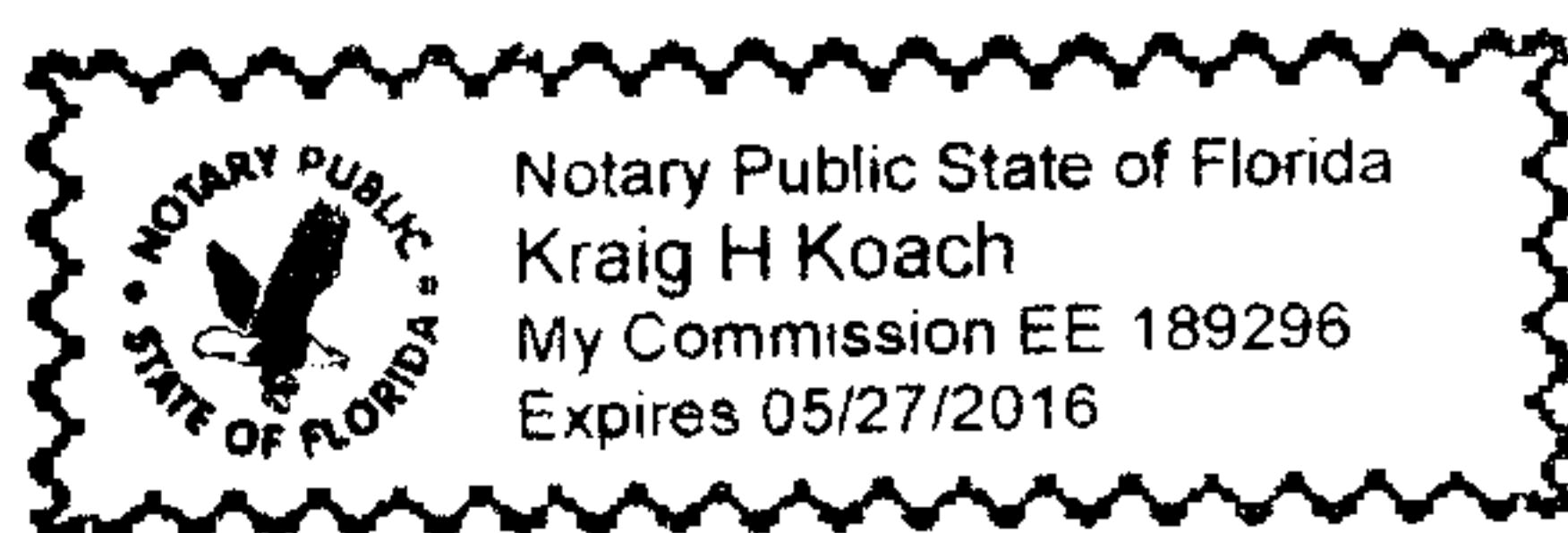
By: 
Robert C. Koski, President

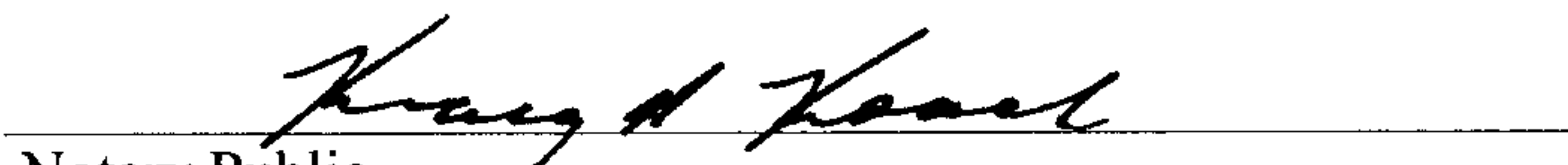
(Corporate Seal)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 29th day of September, 2015 by Robert C. Koski, President of Baxley Land Company, a Florida corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: KRAIG H. KOACH

My Commission Expires: _____