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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $0.70

PREPARED BY and RETURN TO:
Donald W. Scarlett, Jr.
Ulrich, Scarlett, Wickman & Dean, P.A.
713 S. Orange Ave., Suite 201
Sarasota, FL 34236

WARRANTY DEED

THIS DOCUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AT THE REQUEST OF THE PARTIES HERETO

THIS INDENTURE, made this 22 day of October, 2015, between **2445 Fruitville LLC, a Florida limited liability company** whose post office address is **2445 Fruitville Road, Sarasota, FL 34237,** Grantor, to **2475-95 Fruitville LLC, a Florida limited liability company** whose post office address is **2445 Fruitville Road, Sarasota, FL 34237,** Grantee.

Witnesseth that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the Sarasota County, Florida to wit:

Lots 4, 5 and 6 of East 1/2 of Lot 45, Lord's First Addition to the Town of Sarasota, according to the map or plat thereof as recorded in Plat Book 1, Page 47, Public Records of Sarasota County, Florida, less state road right-of-way recorded in O.R. Book 1747, Page 138, Public Records of Sarasota County, Florida.

Subject to taxes for current and subsequent years, and covenants, conditions, restrictions, easements, reservations, and limitations of record.

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

(Signature and Notary Page to Follow)

(Signature and notary Page for Warranty Deed)

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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

2445 Fruitville LLC, a Florida limited liability company

Print Name: Roger A. Wickman

By: _____
Michael S. Perry, Manager

Print Name: John E. Wickman

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 22nd day of October, 2015, by Michael S. Perry, as Manager of 2445 Fruitville LLC, who is X personally known to me OR who has produced _____ as identification.

_____
Notary Public
Print Name:_____

(Seal)