

11/18/2015 3:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1924633

Prepared by and return to:

Eric C. Fleming, Esq.

The Law Offices of Eric C. Fleming, P.A.

5116 Ocean Blvd

Sarasota, FL 34242

941-227-8369

File Number: 2010Cornell

Doc Stamp-Deed: \$2,765.00

Parcel Identification No. 2023130049

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18th day of November, 2015 between JL Welsh Enterprises, LLC, a Florida limited liability company whose post office address is 2069 Cornell St, Sarasota, FL 34237 of the County of Sarasota, State of Florida, grantor*, and Cornell Street, LLC, a Florida Limited Liability Company whose post office address is 650 Central Ave, #1, Sarasota, FL 34236 of the County of Sarasota, State of Florida, grantee*,

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:

LOTS 1 AND 2, BLOCK 9, MONTEREY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 120, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF VACATED WASHINGTON BOULEVARD DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 FOR A POINT OF BEGINNING; THENCE WEST 30 FEET; THENCE NORTH 148 FEET, MORE OR LESS, PARALLEL TO THE WEST LINE OF SAID LOT 1; THENCE EAST 30 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1, THENCE SOUTH 148 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel Identification No. 2023130049

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.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

JL Welsh Enterprises, LLC

By: [Signature]
John Lee Welsh, Manager

(Corporate Seal)

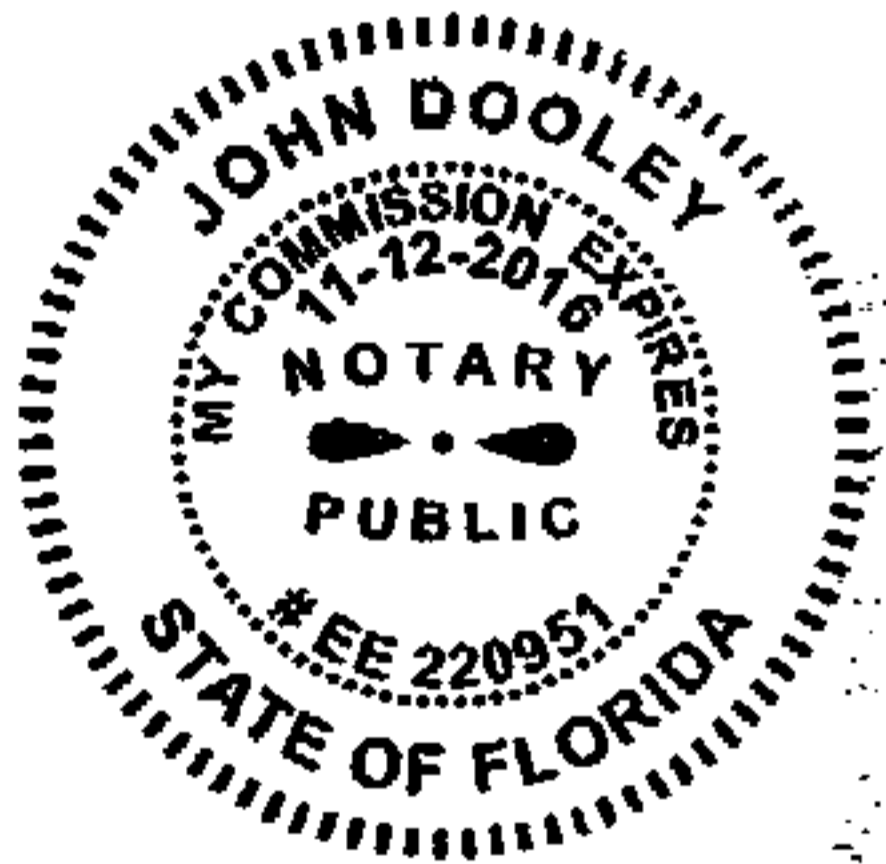
[Signature]
Witness Name: John Dooley

[Signature]
Witness Name: Brian Seidel

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 18th day of November, 2015 by John Lee Welsh, Manager of JL Welsh Enterprises, LLC, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____