


Prepared by and when
recorded, return to:
Heather Perkins
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Sarasota, Florida 34239
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File Number: 15-252.S

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015150960 2 PG(S)
December 08, 2015 04:23:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$9,310.00


WARRANTY DEED

This Indenture, made on December 4th, 2015 by **Venice Avenue Property, LLC**, a Florida limited liability company, whose address is 4437 Friar Tuck Lane, Sarasota, Florida 34232, hereinafter called the grantor, to **Smulron, LLC**, a Florida limited liability company, whose address is PO Box 1921, Nokomis, Florida 34274, 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 **One Million Three Hundred Thirty Thousand dollars & no cents, (\$1,330,000.00)** 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:

Lot 37 and Lot 38, Block 62, Gulf View Section of Venice, according to the plat thereof recorded in Plat Book 2, pages 77 and 77A, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0408040044**

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

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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 current year taxes.

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

Witnesses: [Signature]

Witness Printed Name Michael Henkin

Venice Avenue Property, LLC, a Florida limited liability company

[Signature]

Witness Printed Name RICHARD C. LAWRENCE

[Signature]
By: Robert Oppenheimer, Manager

State of FLORIDA

County of SARASOTA

The foregoing instrument was acknowledged before me on December 4, 2015, by Robert Oppenheimer, Manager of Venice Avenue Property, LLC, a Florida limited liability company, who is/are personally known to me or who has/have produced FL DRIVERS LICENSE as identification.

SEAL:



[Signature]
Notary Public
Print Name: _____
My Commission _____
Expires: _____