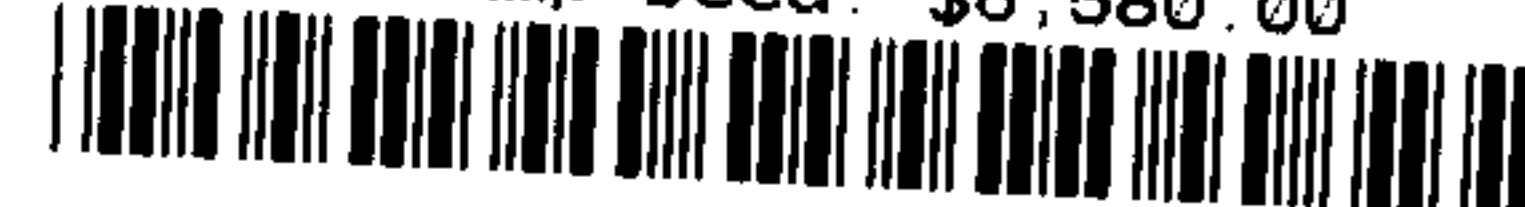


rec: 418.⁰⁰
doc: \$6,580.⁰⁰

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016010357 2 PG(S)
January 28, 2016 04:34:58 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$6,580.00



Prepared by and return to:

Stephen K. Boone

Attorney at Law

Boone, Boone, Boone & Koda, P.A.

1001 Avenida Del Circo

Venice, FL 34285

941-488-6716

File Number: B12-15245

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27 day of **January, 2016** between **Island Breeze Inn, LLC, a Florida limited liability company** whose post office address is **2801 Fruitville Rd, Suite 240, Sarasota, FL 34237**, grantor, and **MAA AMBE LLC, a Florida limited liability company** whose post office address is **10733 S. Lorel Ave., Oak Lawn, IL 60453**, 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:

Lot 9, 10 and 11 and the East 50 feet of lot 14, 15, and 16, Block 86, VENICE, VENEZIA PARK SECTION, a subdivision according to the plat thereof recorded at Plat Book 2, Page 168, in the Public Records of Sarasota County

Parcel Identification Number: 0408-14-0012 & 0408-14-0003

Subject to taxes for 2016 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.

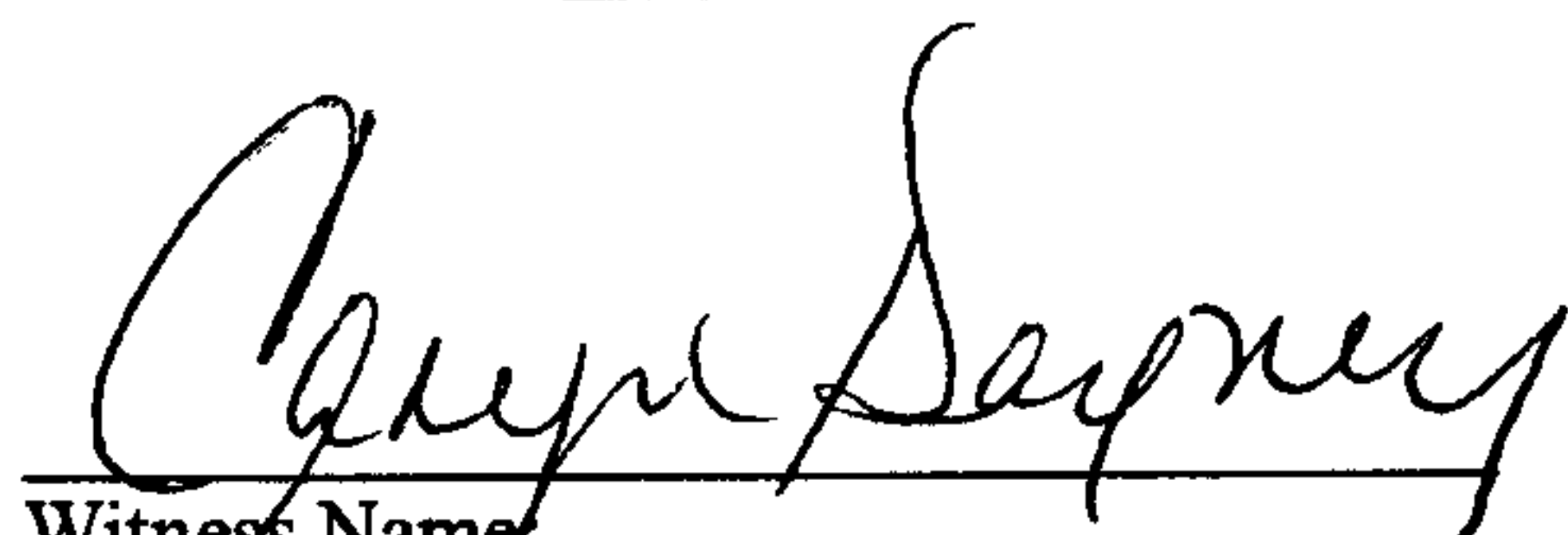
To Have and to Hold, the same in fee simple forever.

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, 2015**.

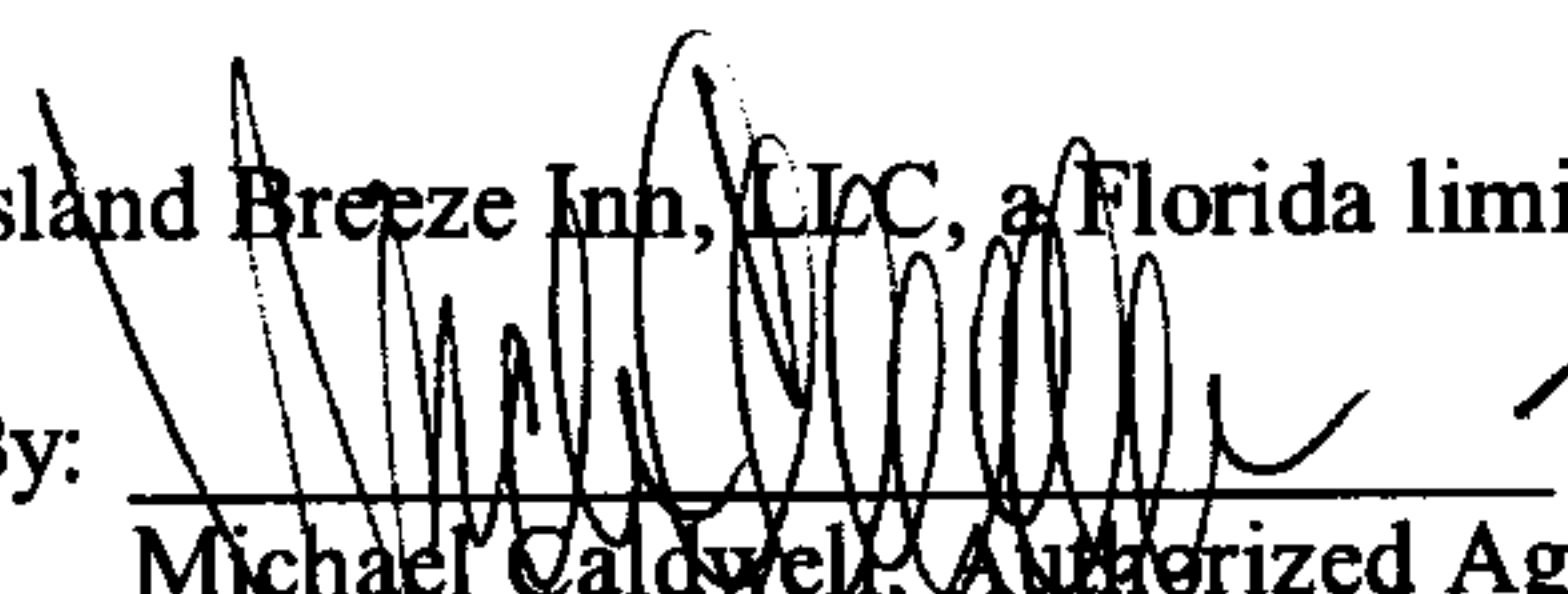
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: **Andrew W. Rosin**


Witness Name: _____

Caryn Dayney

Island Breeze Inn, LLC, a Florida limited liability company
By: 
Michael Caldwell, Authorized Agent

(Corporate Seal)


State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 27 day of January, 2016 by Michael Caldwell, Authorized Agent of Island Breeze Inn, LLC, a Florida limited liability company, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



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


Notary Public

Printed Name: **Andrew W. Rosin**

My Commission Expires: _____