

5/5/2016 3:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1981553

Consideration: \$427,877.11  
Recording Fees: \$18.50  
Documentary Stamps: \$2,995.30

Prepared by and return to:  
Matthew R. Plummer, Esq.  
Blalock Walters, P.A.  
802 11th St. W.  
Bradenton, FL 34205

Doc Stamp-Deed: \$2,995.30

Prepared without examination of title.  
Parcel I.D. No.: 2030 15 2002

This conveyance is given without consideration. The property is encumbered by mortgages with an outstanding principal balance of \$427,877.11 at the time of the conveyance. Documentary stamp tax is being paid based on the amount of the outstanding mortgages at the time of the conveyance.

### WARRANTY DEED

**This Warranty Deed**, is made this 21<sup>st</sup> day of April, 2016, between **Sunseri I, LLC, a Florida limited liability company, grantor**, and **BAS of Manatee, LLC, a Florida limited liability company**, whose address is: 3911 Golf Park Loop, Unit 103, Bradenton, FL 34203, **grantee**.

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 County of Sarasota, State of Florida to wit:

Unit 102, FRUITVILLE BUSINESS PARK, an office condominium, according to the Declaration of Condominium recorded in Official Records Instrument #2004101409, and pursuant to the Condominium Plat recorded in Condominium Book 37, Pages 2 and 2A, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2016 and subsequent years.

Grantor hereby fully warrants the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Deborah J. Willis  
first witness

Deborah J. Willis  
print name

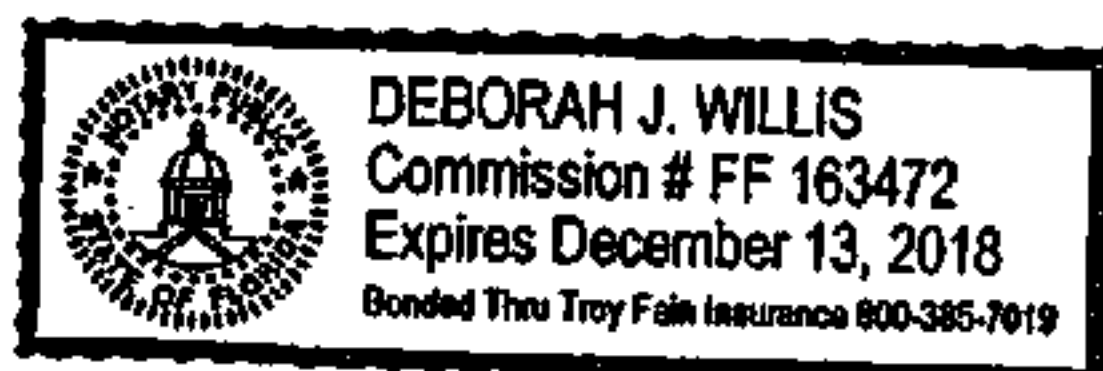
Mary Ellen Saberton  
second witness

Mary Ellen Saberton  
print name

STATE OF FLORIDA  
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of April, 2016, by Brion Sunseri, as Owner and Member of Sunseri I, LLC, a Florida limited liability company, who is personally known to me or who has produced FL DL as identification.

(SEAL)



Sunseri I, LLC, a Florida limited liability company

By: [Signature]  
Brion Sunseri, as its Owner and Member  
P.O. Address: 3911 Golf Park Loop, Unit 103  
Bradenton, FL 34203

Deborah J. Willis  
Printed Name: Deborah J. Willis  
Notary Public  
My Commission Expires: 12-13-18

Prepared by and return to:  
Matthew R. Plummer, Esq.  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, FL 34205  
941-748-0100

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## LLC AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Brion Sunseri, who being by me first duly sworn, on oath, deposes and says:

1. That the undersigned is owner and sole member of Sunseri I, LLC, a Florida limited liability company (the "Company").

2. That the Company is validly organized under the law of the State of Florida and that the Company has filed all applicable annual reports with the Florida Secretary of State and has not been dissolved, and is authorized to transact business in the State of Florida.

3 That the Company is the transferor of the following real property (the "Property"):

Unit 102, FRUITVILLE BUSINESS PARK, an office condominium, according to the Declaration of Condominium recorded in Official Records Instrument #2004101409, and pursuant to the Condominium Plat recorded in Condominium Book 37, Pages 2 and 2A, of the Public Records of Sarasota County, Florida.

4. That the owner and sole member executing the deed in favor of BAS of Manatee, LLC is authorized to do so under the Articles of Organization and Operating Agreement of the Company and all members required to give their consent, if applicable, have consented to the transfer of the Property.

5. That neither the Company nor any of its members have been debtors in a bankruptcy proceeding during the existence of the Company.

Further affiant sayeth not.

  
Brion Sunseri

State of Florida  
County of MANATEE

The foregoing instrument was sworn to and subscribed before me this 21 day of APRIL, 2016 by Brion Sunseri. He ☒ is personally known to me or ☒ has produced FLI DL as identification.

[Notary Seal]

Notary Public

Printed Name:

CAROLYN N. ZINN

My Commission Expires:

2/16/2019

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