

Rec. 27.00
L. 2016.00

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 364-2709
Attention: Kathryn Angell Carr, Esq.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016084641 3 PG(S)
July 07, 2016 03:18:42 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$23,450.00



This deed is prepared without the benefit of title examination

WARRANTY DEED

This Warranty Deed is made effective this 15th day of July, 2016, by Sarasota Professional Enterprises II, L.L.P., a Florida limited liability partnership f/k/a Sarasota Professional Enterprises II, a Florida general partnership ("Grantor") to Phoenix Professional Enterprises, LLC, a Florida limited liability company whose post office address is 2001 Webber Street, Sarasota, FL 34239 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

See Exhibit "A" attached hereto.

The Property Appraiser's Parcel Identification Number for the above described real property is 0056-13-0066.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor does hereby certify that the above-described property does not now and has never in the past constituted Grantor's homestead.


Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

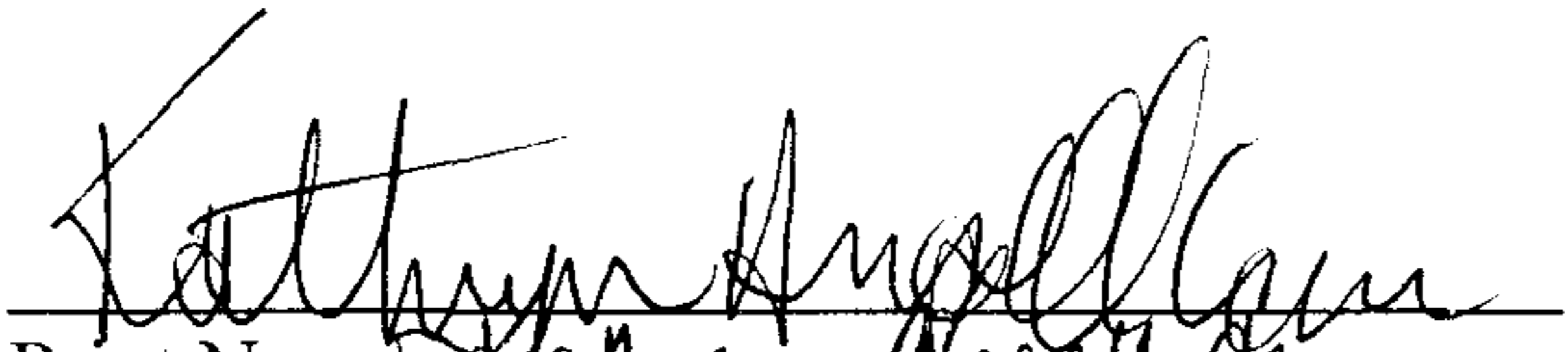
3
SUMMER 27-117434 CLAT
RETURN TO: SHUMAKER, LOOP & KENDRICK, LLP

WITNESSES:

Sarasota Professional Enterprises II, L.L.P.,
a Florida limited liability partnership f/k/a
Sarasota Professional Enterprises II, a
Florida general partnership

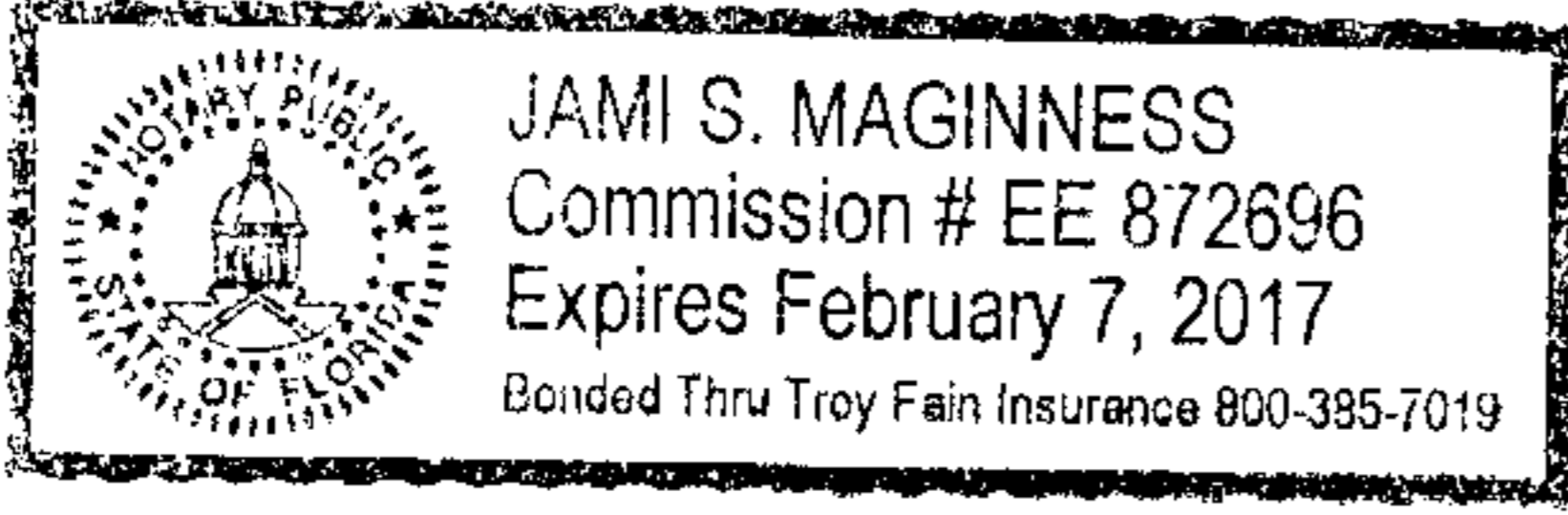

Print Name: Jami S. Maginness

By: 
J. Robert Spencer, individually and as
Trustee of the J. Robert Spencer Revocable
Trust under Agreement dated December 3,
1976, as amended, as authorized partner
Address: 2001 Webber St.
Sarasota, FL 34239


Print Name: Kathryn Angell Carr

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 30th day of
June, 2016, by J. Robert Spencer, individually and as Trustee of the J. Robert
Spencer Revocable Trust under Agreement dated December 3, 1976, as amended, as authorized
partner of Sarasota Professional Enterprises II, L.L.P., a Florida limited liability partnership f/k/a
Sarasota Professional Enterprises, II a Florida general partnership, on behalf of the partnership.




Notary Public Jami S. Maginness
Print Name: _____
My Commission Expires: 2/7/17

Personally Known (OR) Produced Identification
Type of identification produced FL Drivers License

(KAC/jsm/S00037-177434/WD.3)

Exhibit "A"

PARCEL 1:

Lots 1, 2 & 16, Block 1, LESS the South 6 feet of said Lots 1 and 2 for Road Right-of-Way, SOUTH SIDE PARK, according to the plat thereof, recorded in Plat Book 4, Page 8, of the Public Records of SARASOTA County, Florida.

PARCEL 2:

Lot 3 and the West 1/2 of Lot 4, Block 1, SOUTH SIDE PARK, according to the plat thereof, recorded in Plat Book 4, Page 8, of the Public Records of SARASOTA County, Florida, LESS the South 6.00 feet of Lot 3, TOGETHER WITH the South 6.00 feet of the West 1/2 of Lot 4, Block 1, SOUTH SIDE PARK, according to the plat thereof, recorded in Plat Book 4, Page 8, of the Public Records of SARASOTA County, Florida.

PARCEL 3:

Lot 5 and the East 1/2 of Lot 4, Block 1, SOUTH SIDE PARK, according to the plat thereof, recorded in Plat Book 4, Page, of the Public Records of SARASOTA County, Florida, less the South 6.00 feet of Lot 5, TOGETHER WITH the South 6.00 feet of the East 1/2 of Lot 4, all in Block 1, SOUTH SIDE PARK SUBDIVISION, according to the pint thereof, recorded in Plat Book 4, Page 8, of the Public Records of SARASOTA County, Florida.

PARCEL 4:

Lot 6, Block 1, SOUTH SIDE PARK, according to the plat thereof, recorded in Plat Book 4, Page 8, of the Public Records of SARASOTA County, Florida.