

7/13/2016 9:57 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2005372

Doc Stamp-Deed: \$7,000.00

Consideration: \$1,000,000.00
Documentary Stamps: \$7,000.00
Recording Fee: \$27.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Evan Berlin, Esq.
3700 South Tamiami Trail, Suite 200
Sarasota, FL 34239
16-5623-005

Property Appraiser's Parcel ID No.: 0171160008
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 11th day of July, 2016, by and between **PALM SQUARE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RODGER D. YOUNG, and THOMAS E. KING**, whose address is **221 South Tamiami Trail, Nokomis, FL 34275** (hereinafter collectively, the "GRANTOR"), and **221 PALM PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST**, whose address is **P.O. Box 80276, Charleston, SC 29416 AND WALKING FORTUNE COOKIE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST**, whose address is **P.O. Box 80276, Charleston, SC 29416** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

Begin at the Southwest corner of Block "D" of the Replat of DONA BAY PARK, according to the plat thereof recorded in Plat Book 3, Page 64, of the Public Records of Sarasota County, Florida; run thence Westerly along the South Boundary line of Block "A" of said subdivision 200 feet for a P.O.B.; thence continue Westerly along the South boundary line of said Block "A" of said Subdivision 440 feet more or less to the SW corner of said Block "A", thence Northerly along the West boundary line of said Block "A" a distance of 280 feet; thence Easterly, parallel to the South boundary line of said Block "A" 440 feet; thence Southerly a distance of 280 feet to the P.O.B., LESS that portion deeded to State of Florida for R/W purposes shown by instrument recorded in O.R. Book 230, Page 381, of the Public Records of Sarasota County, Florida. LESS the South 5' (five feet) thereof, conveyed to Sarasota County by deed recorded in Official Records Instrument No. 2015089053, of said records.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The individuals executing this instrument on behalf of Grantor covenant and agree that they are all of the managers of the Grantor, and have full right and authority to execute this instrument on behalf of Grantor.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Amy Cornwell
Printed Name Amy Cornwell

(2) Shelley Kulick
Printed Name Shelley Kulick

(1) Amy Cornwell
Printed Name Amy Cornwell

(2) Shelley Kulick
Printed Name Shelley Kulick

GRANTOR:

Palm Square Partners, LLC, a Florida limited liability company

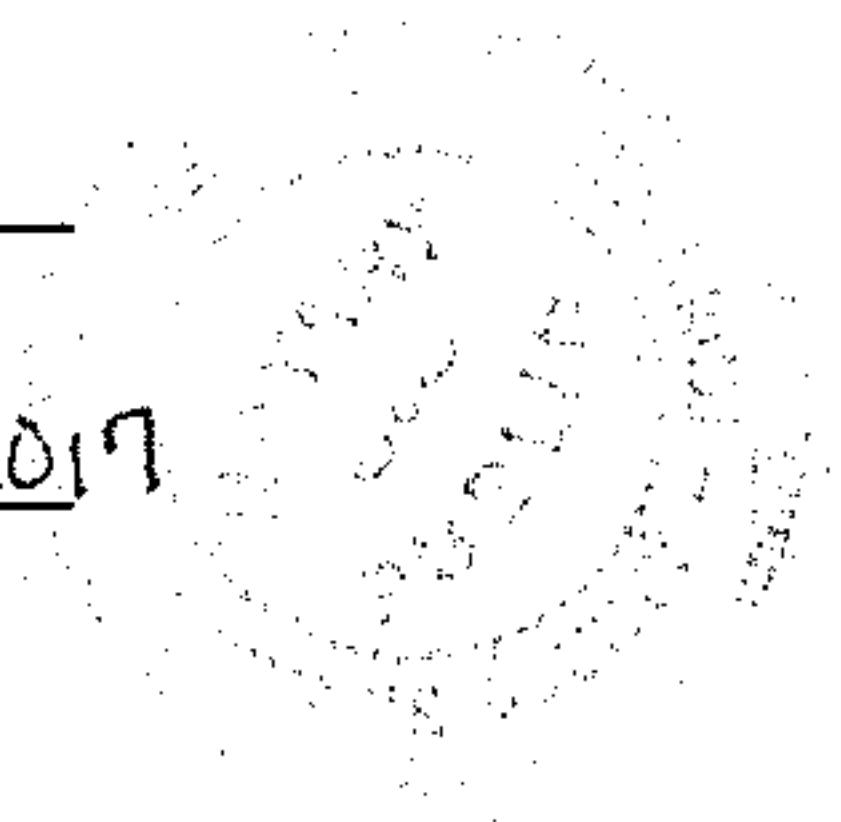
By: Rodger D. Young
Its: **Manager**

By: Thomas E. King
Its: **Manager**

State of Michigan
County of Wayne, acting in Oakland

The foregoing instrument was acknowledged before me this 11th day of July, 2016 by Rodger D. Young, as Manager of Palm Square Partners, LLC, a Florida limited liability company, who is personally known to me or who has produced a Michigan Driver's License as identification.

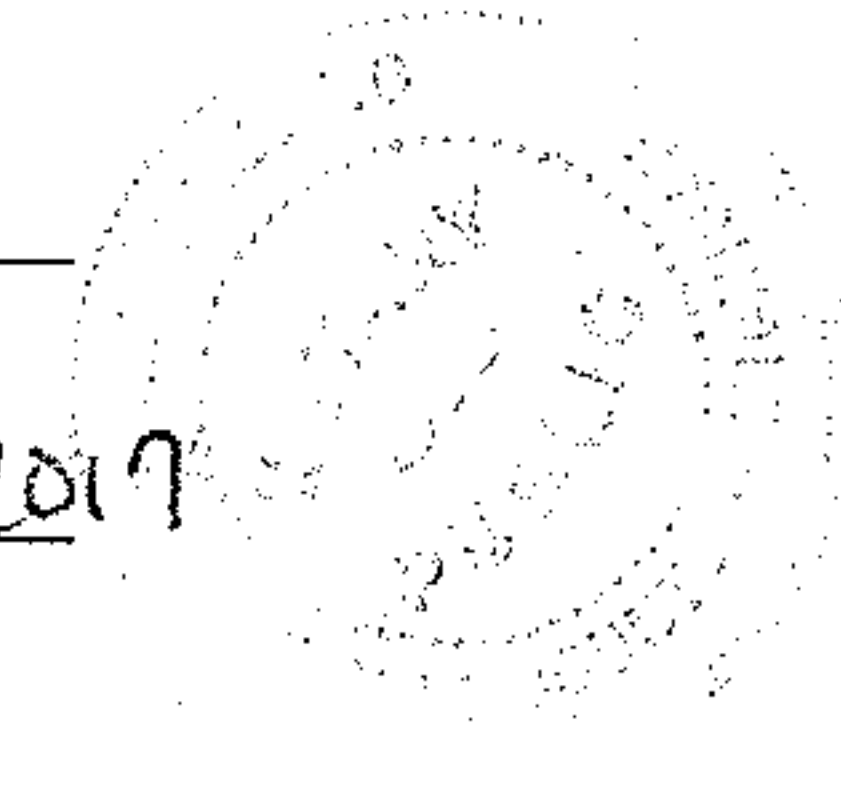
Amy Drewno
Printed Name: Amy Drewno
Notary Public
My Commission Expires: June 19, 2017



State of Michigan
County of Wayne, acting in Oakland

The foregoing instrument was acknowledged before me this 11th day of July, 2016 by Thomas E. King, as Manager of Palm Square Partners, LLC, a Florida limited liability company, who is personally known to me or who has produced a Michigan Driver's License as identification.

Amy Drewno
Printed Name: Amy Drewno
Notary Public
My Commission Expires: June 19, 2017



WITNESSES:

(1) Amy Cornwell
Printed Name Amy Cornwell

(2) Shelley Kulick
Printed Name Shelley Kulick

(1) Amy Cornwell
Printed Name Amy Cornwell

(2) Shelley Kulick
Printed Name Shelley Kulick

GRANTOR:

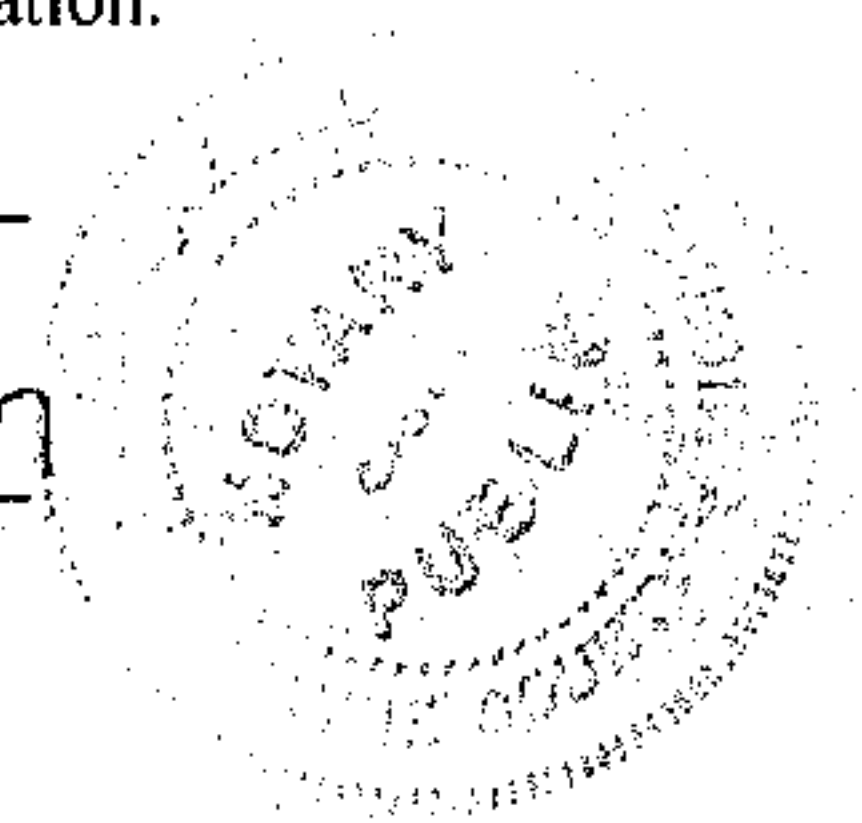
Rodger D Young
Rodger D Young

Thomas E King
Thomas E. King

State of Michigan
County of Wayne, acting in Oakland

The foregoing instrument was acknowledged before me this 11th day of July, 2016 by Rodger D. Young, who is personally known to me or who has produced a Michigan Driver's License as identification.

Amy Brown
Printed Name: Amy Brown
Notary Public
My Commission Expires: June 19, 2017



State of Michigan
County of Wayne, acting in Oakland

The foregoing instrument was acknowledged before me this 11th day of July, 2016 by Thomas E. King, who is personally known to me or who has produced a Michigan Driver's License as identification.

Amy Brown
Printed Name: Amy Brown
Notary Public
My Commission Expires: June 19, 2017

