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This Instrument Prepared By and Return To:  
MICHAEL M. WALLACK, ESQ.  
WALLACK LAW FIRM  
3260 Fruitville Road, Suite A  
Sarasota, FL 34237

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016092486 2 PG(S)  
July 26, 2016 01:18:35 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$6,300.00  


**This Warranty Deed** made the 27<sup>th</sup> day of July A. D. 2015 by

**VENITIAN TRAIL, LLC, a Florida limited liability company,**  
with offices located at: 1447 Peregrine Point Drive, Sarasota, FL 34231,  
hereinafter called the grantor, to

**PSALMS 90:17, LLC, a Florida limited liability company,**  
with offices located at: 778 Sea Fox Road, Venice, FL 34293;  
hereinafter called the grantee:

(Wherever 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)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 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 situated in SARASOTA County, Florida, viz:

Commence at the Northeast corner of Lot 11079, Unit 42, South Venice, recorded in Plat Book 7, Page 3, Public Records of Sarasota County, Florida; thence S. 34 degrees 09'10"E, 450 feet for a point of beginning; thence N. 55 degrees 50'50" E., 200 feet to the Westerly R/W line of Tamiami Trail (U.S. 41); thence Southeasterly along the Westerly R/W line of said Trail, 150 feet; thence S. 55 degrees 50'50" W., 200 feet; thence N. 34 degrees 09'10"W, 150 feet to the point of beginning. All lying and being in Section 29, Township 39 South, Range 19 East, less State Road Right of Way taking, Sarasota County, Florida.

Tax Identification Parcel No. 0451010002.

**SUBJECT TO:**

1. Conditions, restrictions, easements, and reservations of record; but this reference shall not operate to reimpose same.
2. Taxes for the year 2016 and all subsequent years.

**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

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

Signed, sealed and delivered  
in our presence:

**VENITIAL TRAIL, LLC,**  
**a Florida limited liability company,**

Taylor Heggan  
Taylor Heggan  
(Print Witness Name)

By: Steven M. Tucci  
Steven M. Tucci, Member

LORI R. SAVOIE  
(Print Witness Name)

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of July, 2016, by **STEVEN M. TUCCI**, as sole Member of **VENITIAN TRAIL, LLC**, a Florida limited liability company, who is personally known to me, or who has produced FL DRIVERS LICENSE as identification.

Lori Rose Savoie  
(Signature of Person Taking Acknowledgment)

(Name of Acknowledger Typed, Printed or  
Stamped) (Title or Rank)  
(Serial Number, if any)

