

RETURN TO
NORTON, HAMMERSLEY, LOPEZ
& SKOKOS, P.A.

256086.00
256086.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016132598 2 PG(S)
October 25, 2016 04:18:28 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared by:
Michael D. Gentzle, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North Suite 300
Naples, FL 34103
239-435-3535
File Number: Venice Island
Consideration: \$544,000.00

Doc Stamp-Deed: \$3,808.00



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Warranty Deed

This Warranty Deed made this 21st day of October, 2016 between Steve & Sherry Belcher, LLC, a Florida limited liability company whose post office address is 3701 Lakeview Isle Court, Fort Myers, FL 33905, grantor, and CLC 3, LLC, a Florida limited liability company whose post office address is 223 Pensacola Road, Venice, FL 34284, 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:

Units 1, 2 and 3, 700 NOKOMIS AVENUE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1641, Page 1549, as amended, and according to the Plat thereof, recorded in Condominium Book 21, Pages 33 and 33A, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0429112001

Subject to: (a) ad valorem real property taxes for the year 2016 and subsequent years; (b) covenants, restrictions and public utility easements of record and (c) existing zoning and governmental regulations.

The land described herein is not the homestead of the grantor(s) and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible resides on or adjacent to said land.


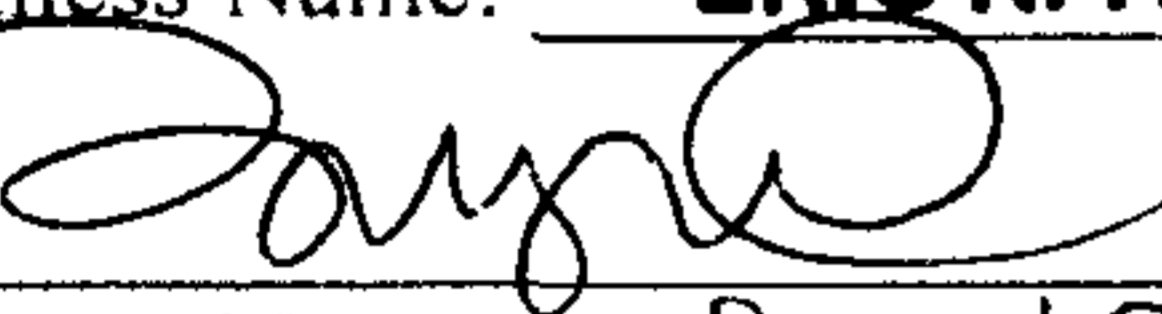
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

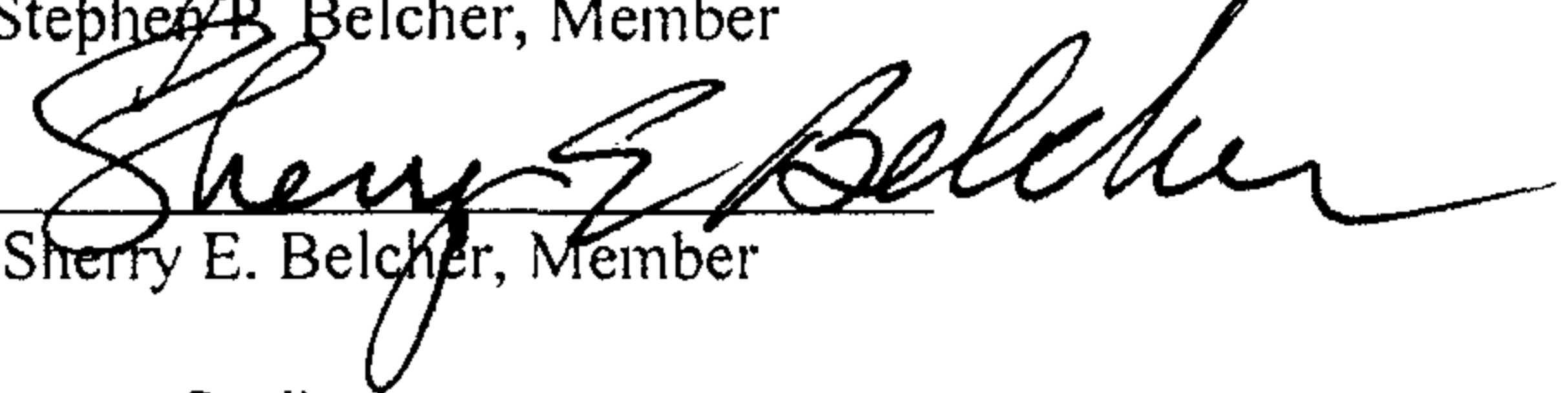
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:
(as to both)


Witness Name: ERIC R. HOONHOUT

Witness Name: Brent Dykstra

Steve & Sherry Belcher, LLC, a Florida limited liability company

By: 
Stephen P. Belcher, Member

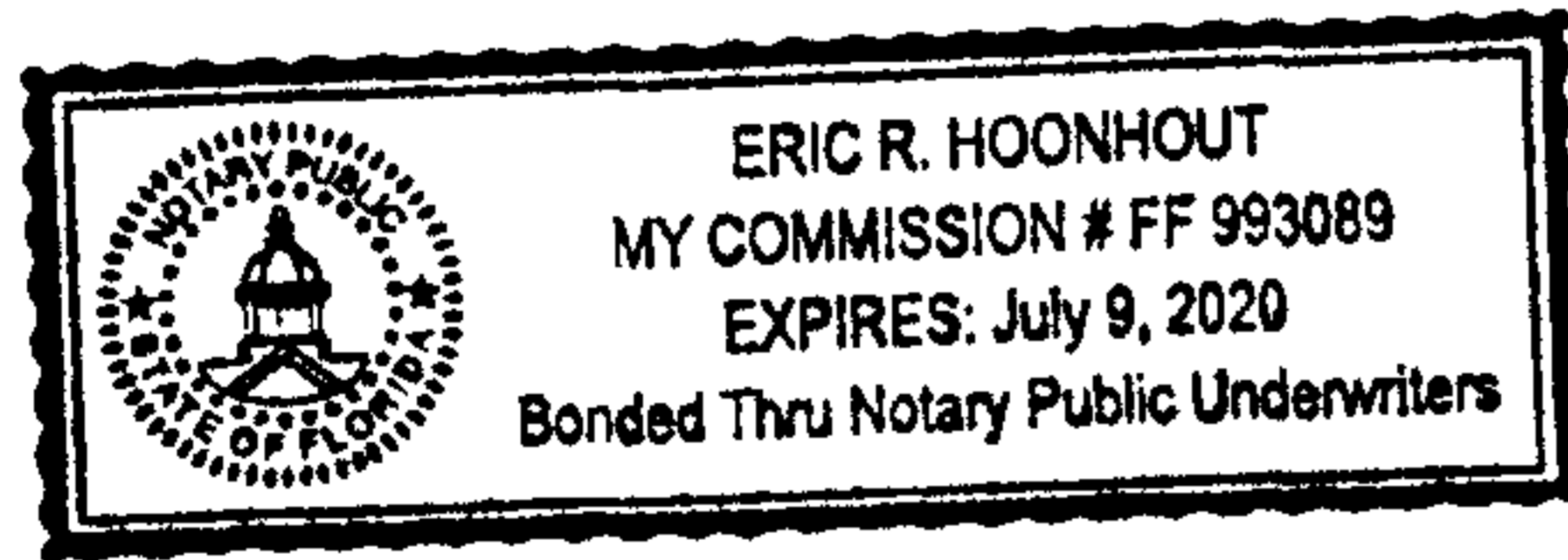
By: 
Sherry E. Belcher, Member

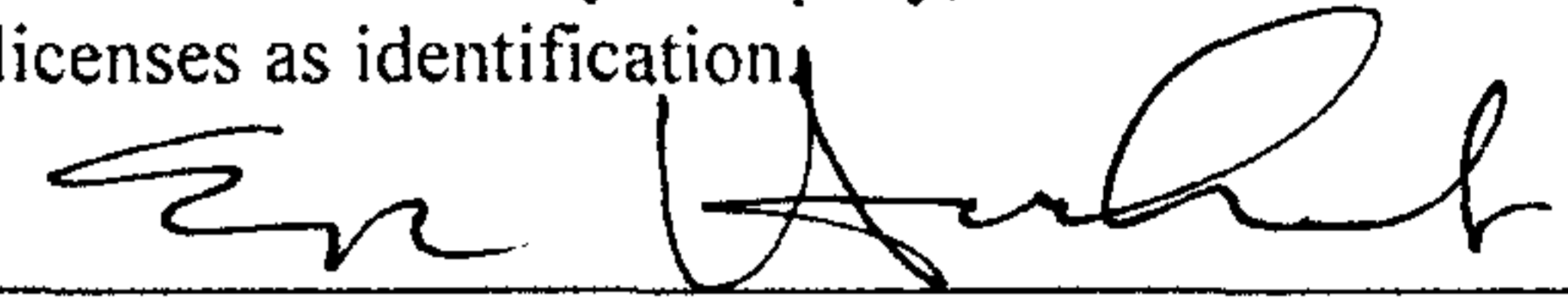
(Corporate Seal)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this ____ day of October, 2016 by Stephen P. Belcher and Sherry E. Belcher, as the Members of Steve & Sherry Belcher, LLC, a Florida limited liability company, on behalf of the company. They are personally known to me or have produced driver's licenses as identification.

[Notary Seal]




Notary Public

Printed Name: ERIC R. HOONHOUT

My Commission Expires: 7/9/2020