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INSTRUMENT # 2016144830 3 PG(S)
November 22, 2016 12:15:58 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $4,060.00

THIS INSTRUMENT PREPARED BY

AND RETURN TO:

FED-EX
Gail Martin Abercrombie, Esquire
Sivyer Barlow & Watson, P.A.
401 E. Jackson St., Suite 2225
Tampa, FL 33602

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

Parcel Identification Number:2029040124

WARRANTY DEED

THIS WARRANTY DEED, made and effective as of the 18th day of November, 2016, by 2180 MAIN STREET, LLC, a dissolved Florida limited liability company, whose address is c/o Ian Black Real Estate, 1 South School Avenue, Suite 600, Sarasota, Florida 34237, (hereinafter referred to as "**Grantor**") to SEMINOLE SRQ PROPERTIES, LLC, a Florida limited liability company (hereinafter referred to as "**Grantee**"):

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain land situated in Sarasota County, Florida, more particularly described as:

Lot 51, Block F, REVISED PLAT OF COURT HOUSE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 48, Public Records of Sarasota County, Florida.

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 Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and the land is free of all encumbrances except ad valorem real property taxes for the year 2017 and subsequent years, and those matters set forth on **Exhibit "A"** attached hereto; provided, however, reference thereto shall not serve to reimpose same.

The property which is the subject of this instrument DOES NOT constitute the HOMESTEAD property of the Grantor or any member thereof.

IN WITNESS WHEREOF the Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: Bethany Smithers

Print Name: QUADE SHEEHAN

2180 MAIN STREET, LLC, a dissolved Florida limited liability company

By: _____
Martin Burzynski, sole Member and Managing Member

STATE OF Oregon

COUNTY OF Clackamas

The foregoing instrument was acknowledged before me this 18 day of November, 2016, by Martin Burzynski, as sole Member and Managing Member of 2180 MAIN STREET, LLC, a dissolved Florida limited liability company, on behalf of the company, who [___] is personally known to me or [✓] has produced Florida drivers license as identification.

(Notary Seal)

OFFICIAL SEAL
JULIA L KENNEDY
NOTARY PUBLIC-OREGON
COMMISSION NO. 480652
MY COMMISSION EXPIRES SEPTEMBER 12, 2017

Signature of Notary Public
Print Name: Julia L. Kennedy

Notary Public, State of Oregon
Commission Expires: 9-12-2017

EXHIBIT "A"
Permitted Exceptions

1. Ad valorem real property taxes for the year 2017 and subsequent years.

2. All matters contained on the Plat of Revised Plat of Courthouse Subdivision, as recorded in Plat Book 2, Page(s) 48, Public Records of Sarasota County, Florida.