




Prepared by/Return to:  
 Cemo Title Services, LLC  
 1000 Tamiami Trail S.  
 Venice, FL 34285  
 941-485-1110 (tel)  
 941-237-4977(fax)

RECORDED IN OFFICIAL RECORDS  
 INSTRUMENT # 2016145492 2 PG(S)  
 November 23, 2016 12:23:11 PM  
 KAREN E. RUSHING  
 CLERK OF THE CIRCUIT COURT  
 SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,520.00  


Doc. Stamps - \$2,520.00  
 PID No. #0421010009

**WARRANTY DEED**

**This Indenture, made by Minger Properties, LLC, a Florida limited liability company and Michael David Minger, hereinafter called the GRANTOR, to KB Classics Inc., a Florida corporation, whose post office address is: P.O. Box 115, Venice, Florida 34284, hereinafter called the GRANTEE:**

*(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)*

**Witnesseth, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$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 situate in Sarasota County, Florida, viz:**

**The West 100.00 feet of the East 700.00 feet of the North 375.12 feet of Section 14, Township 39 South, Range 19 East, Sarasota County, Florida, also known as Lot 6, Rich's Industrial Park.**

**Together with an easement for ingress and egress as described in that Warranty Deed recorded in Official Records Book 1366, Page 1636, of the Public Records of Sarasota County, Florida.**

**and**

**Together with a non-exclusive easement for ingress and egress as described in that Reciprocal Easement recorded in Official Records Book 1413, Page 2083, of the Public Records of Sarasota County, Florida.**

The property is not the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. **Together** with all 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; and that said land is free of all encumbrances. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

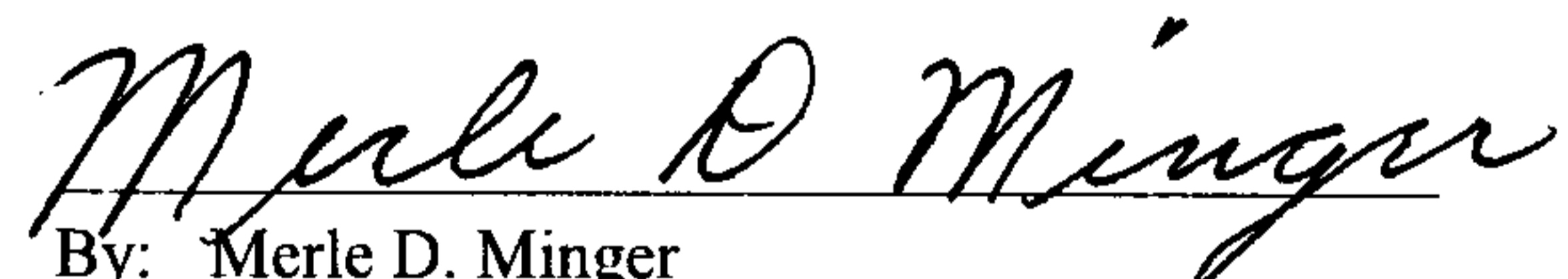
**In Witness Whereof,** GRANTOR has hereunto set GRANTOR'S hand and seal the day and year shown in the acknowledgement below.

**Signed, sealed and delivered in the presence of:**

Minger Properties, LLC, a Florida limited liability company

1<sup>st</sup> Witness Signature: 

Printed Name: James Foster



By: Merle D. Minger  
 Its: Manager  
 P.O. Box 153, Nokomis, FL 34274

2<sup>nd</sup> Witness Signature: 

Printed Name: Mitzi Comovich

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of November, 2016, by Merle D. Minger, Manager of Minger Properties, LLC a Florida limited liability company who is personally known to me or who has produced Florida DL as identification.



[Signature]  
Notary Public

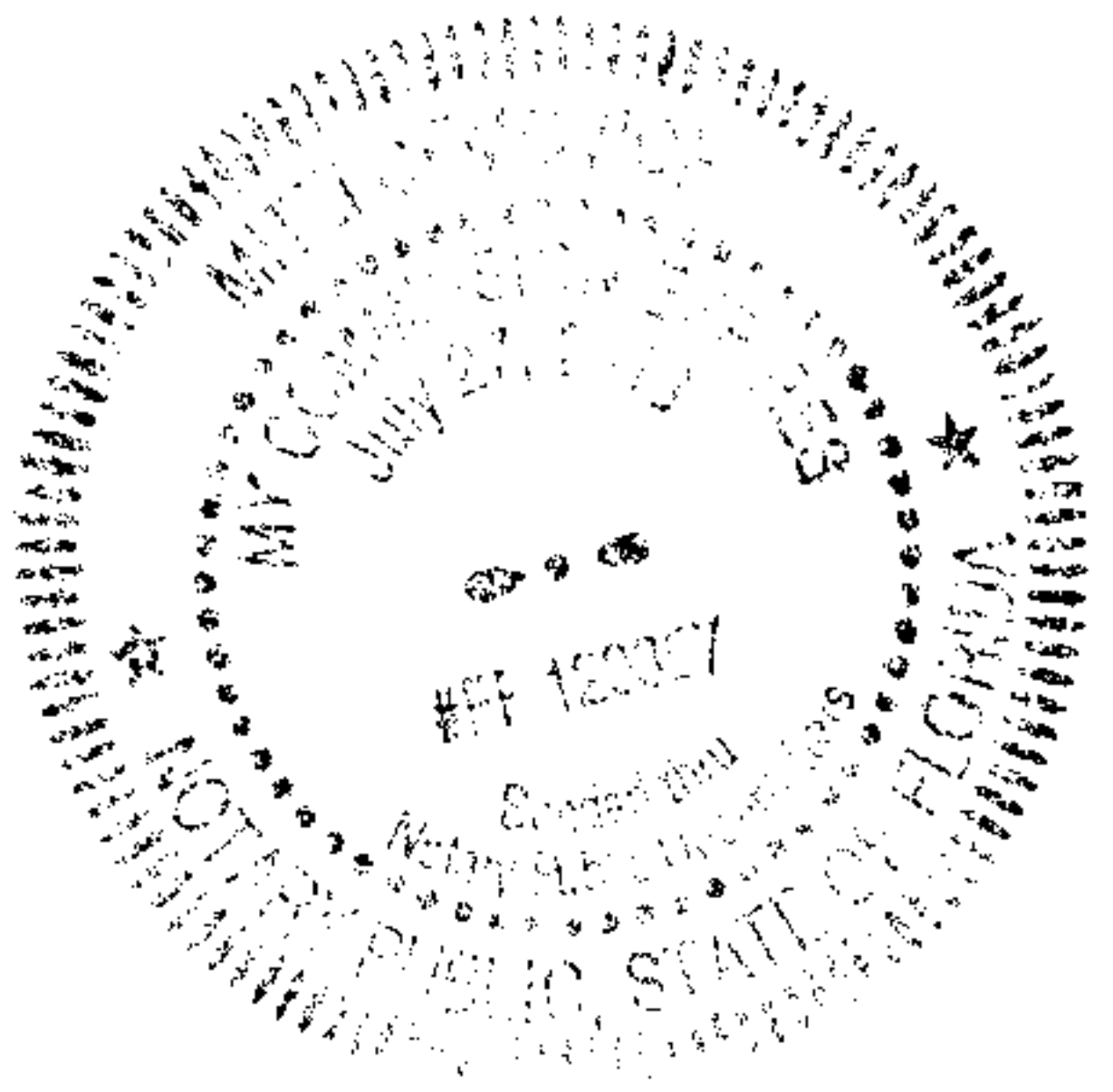
1st Witness Signature: [Signature]  
Printed Name: James Foster

[Signature]  
Michael David Minger  
4061 Pompano Road  
Venice, FL 34293

2nd Witness Signature: [Signature]  
Printed Name: Mitzi Demovich

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of November, 2016, by Michael David Minger who has produced Florida DL as identification.



[Signature]  
Notary Public