

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016153868 2 PG(S)
December 13, 2016 04:17:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Consideration: \$100,000.00
Recording Fees: \$18.50
Documentary Stamps: \$700.00

Doc Stamp-Deed: \$700.00



Prepared by and Return To:



DUNLAP | MORAN
ATTORNEYS AT LAW

Thomas B. Luzier, Esquire
DUNLAP & MORAN, P.A.
22 South Links Avenue, Suite 300
Sarasota 34236
File No.: 8217-3

WARRANTY DEED

This Warranty Deed is made by **Michael L. Osborne, as Personal Representative of The Estate of Joan Marie Osborne, deceased**, hereinafter referred to as "Grantor," to **B&G Lawton LLC, a Florida limited liability company**, whose address is: **3306 Pembroke Drive, Sarasota, FL 34239**, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Lot 3, Wipke Industrial Park, according to the plat thereof, recorded in Plat Book 21, page 10 of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is: 0090150005.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

The above described property is not the homestead property of the grantor nor is it adjacent to or contiguous with the grantors homestead property

Dated as of the 9 day of December, 2016.

Witness No. 1:

[Signature]
Print: Alexis Thomas

GRANTOR:

[Signature]
Michael L. Osborne, as Personal
Representative aforesaid
2453 Guthrie Circle
Sarasota, FL 34235

Witness No. 2:

[Signature]
Print: Thomas B. Uizer

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me on 12/9/16, by Michael L. Osborne, as Personal Representative.

Personally known
or Produced Identification X
Type of Identification Produced FLDL

[Signature]
Notary Public
Print Name:
My Commission Expires:

