

2/10/2017 12:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2076686

Consideration: \$750,000.00
Documentary Stamps: \$5,250.00
Recording Fee: \$27.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Will McComb, Esq.
3700 South Tamiami Trail, Suite 200
Sarasota, FL 34239
16-4381-005

Doc Stamp-Deed: \$5,250.00

Property Appraiser's Parcel ID No.: 2025130040
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this ^{Qth} 8th day of February, 2017, by and between COCOANUT APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose address is 1111 N. Gulfstream Avenue, Apt. 9C, Sarasota, FL 34236 (hereinafter "GRANTOR"), and TAILORED INVESTMENTS SRQ, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose address is 275 Cosmopolitan Court, Sarasota, FL 34236 (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

LOTS 25 AND 26, LESS THE WESTERLY 12.5 FEET THEREOF, BLOCK 4, BOULEVARD ADDITION TO SARASOTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 31, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual executing this instrument on behalf of Grantor covenants and agrees that he is an Authorized Member of the Grantor, and has full right and authority to execute this instrument on behalf of Grantor pursuant to a separate consent attached hereto as Exhibit "A".

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Shelley A Long

Printed Name Shelley A Long

(2) Melanie Guarnieri

Printed Name Melanie Guarnieri

GRANTOR:

**COCOANUT APARTMENTS, LLC, A
FLORIDA LIMITED LIABILITY COMPANY**

By: Carlo Piras

Its: **Authorized Member**

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me this 8th day of February, 2017 by Carlo Piras, as Authorized Member of Cocoonut Apartments, LLC, a Florida limited liability company, who is personally known to me or who has produced a _____ Driver's License as identification.



Melanie Guarnieri

Printed Name:

Notary Public

My Commission Expires: _____

Exhibit "A"

**COCOANUT APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
UNANIMOUS CONSENT OF MEMBERS AND MANAGERS**

The undersigned, being all of the Members and Managers (the "Members") of Cocoanut Apartments, LLC, a Florida limited liability company (the "Company"), hereby adopt the following resolutions:

EXPLANATORY STATEMENT

The Members entered into an Operating Agreement dated April 3, 2013 (the "Agreement"). The Company desires to sell and convey certain property (the "Property"), as more particularly set forth in that certain Commercial Contract (the "Contract") by and between the Company and Tailored Investments SRQ, LLC, a Florida limited liability company (the "Buyer") dated November 3, 2016. The Members executing this Consent hold not less than one hundred percent (100%) of the Percentages held by Members in the Company and desire to consent to the consummation of the closing contemplated by the Contract and the conveyance of the Property to Buyer.

NOW, THEREFORE, BE IT RESOLVED that the Company hereby approves, ratifies and confirms, and shall execute and consummate the transaction(s) contemplated by the Contract; and

FURTHER RESOLVED that the Company shall execute such documents, including deeds, bills of sale, leases, assignments, affidavits, closing statements, and any other document reasonably required to consummate the closing and convey the Property to Buyer, and will take such other action as may be otherwise necessary or desirable to effect the transaction(s) contemplated by the Contract; and

FURTHER RESOLVED that Carlo Piras, as Authorized Member, without the joinder of any other Member or manager of the Company, is hereby authorized (1) to execute, acknowledge, and deliver in the name of and on behalf of the Company any document contemplated by the Contract to effect the transactions contemplated thereby and convey the Property to Buyer, including, without limitation, deeds, bills of sale, leases, assignments, affidavits, and closing statements, (2) to execute, acknowledge and deliver any document required by the closing agent to consummate the transactions contemplated by the Contract, and (3) to execute, acknowledge, and deliver any other document or instrument necessary to effect the transactions contemplated by the Contract, including such other documents as may be required by the Buyer or any other interested party.

IN WITNESS WHEREOF, the undersigned have executed this Consent on the dates respectively set forth below their signatures, and each recognizes that this Consent shall be relied upon by Buyer, Buyer's counsel, and Buyer's lender in connection with Buyer's acquisition of the Property.

Member/Manager: Carlo Piras

Percentage: 50%

Date: 2/9/17

EXPAT PROPERTIES, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, Member/Manager

Percentage: 50%

By: Maurice Connaughton

Its: Authorized Member/Manager

Date: 2/9/17

By: Adam Walker

Its: Authorized Member/Manager

Date: 2/9/16