


rec: 35.50
Doc. Stamp \$10,500.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017040578 3 PG(S)
April 03, 2017 04:06:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$10,500.00


Prepared by and return to:
Stephen K. Boone
Attorney at Law
Boone, Boone, Boone & Koda, P.A.
1001 Avenida Del Circo
Venice, FL 34285
941-488-6716
File Number: **B12-15791**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of April, 2017 between **WALKING FORTUNE COOKIE, LLC, a Florida limited liability company** and **221 PALM PLAZA, LLC, a Florida limited liability company** whose post office address is **PO Box 80276, Charleston, SC 29416**, grantor, and **51 Broad Avenue, LLC, a New Jersey limited liability company** whose post office address is **452 Bayshore Drive, Venice, FL 34285**, 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:

Begin at the Southwest corner of Block "D" of the Replat of DONA BAY PARK, according to the plat thereof recorded in Plat Book 3, Page 64, of the Public Records of Sarasota County, Florida; run thence Westerly along the South Boundary line of Block "A" of said subdivision 200 feet for a P.O.B.; thence continue Westerly along the South boundary line of said Block "A" of said Subdivision 440 feet more or less to the SW corner of said Block "A", thence Northerly along the West boundary line of said Block "A" a distance of 280 feet; thence Easterly, parallel to the South boundary line of said Block "A" 440 feet; thence Southerly a distance of 280 feet to the P.O.B., LESS that portion deeded to State of Florida for R/W purposes shown by instrument recorded in O.R. Book 230, Page 381, of the Public Records of Sarasota County, Florida. LESS the South 5' (five feet) thereof, conveyed to Sarasota County by deed recorded in Official Records Instrument Number 2015089053, of said records

Parcel Identification Number: 0171-16-0008

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

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:

WALKING FORTUNE COOKIE, LLC, a Florida limited liability company

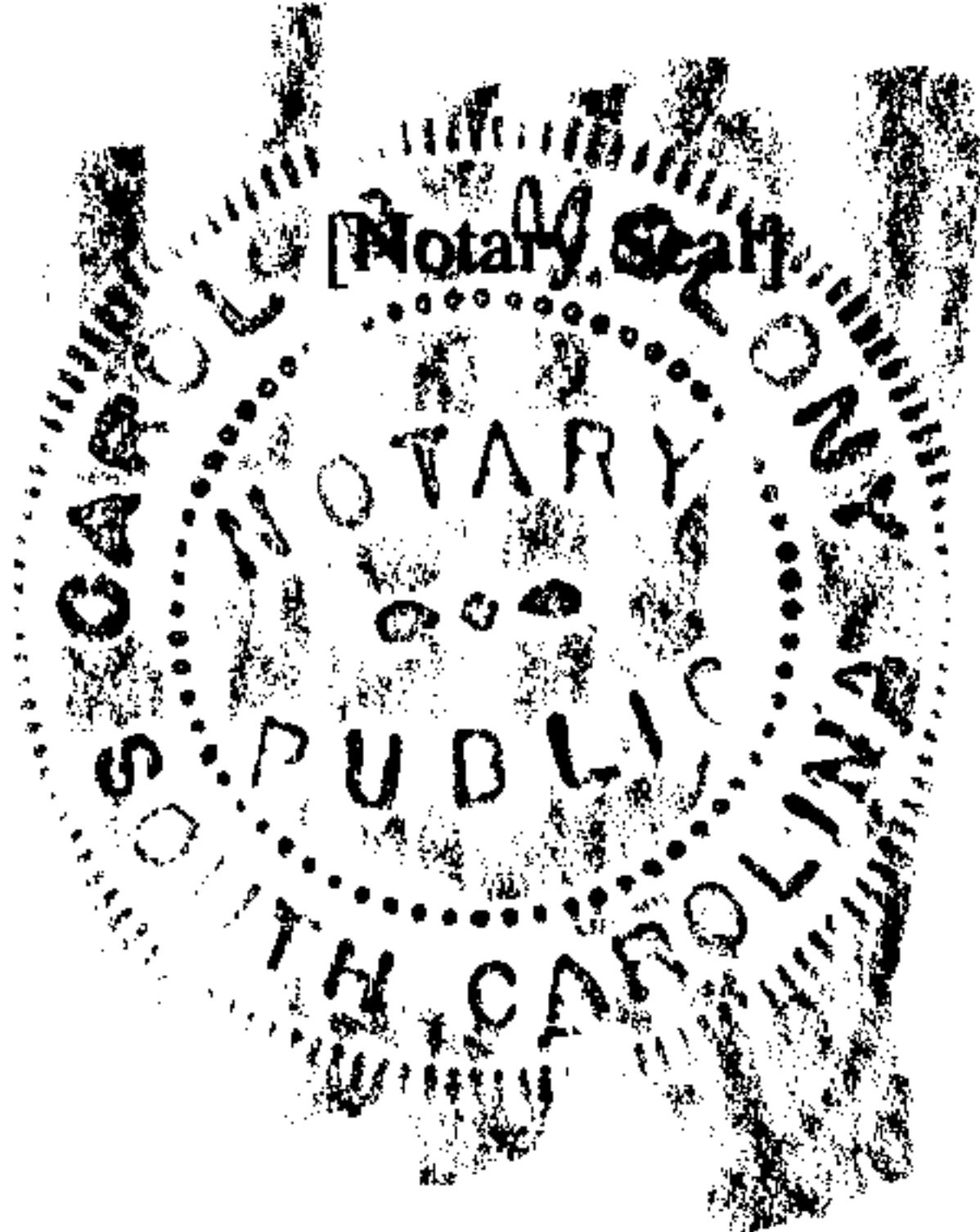
By: Jenny Sue Hilburn, Member
Jenny Sue Hilburn, Authorized Member

Glenn Wilson
Witness Name: Glenn Wilson

Carol B Molony
Witness Name: Carol B Molony

State of SC
County of Charleston

The foregoing instrument was acknowledged before me this 3rd day of April, 2017 by Jenny Sue Hilburn, Authorized Member of WALKING FORTUNE COOKIE, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.



Carol B Molony
Notary Public

Printed Name: Carol B Molony

My Commission Expires: May 12, 2021

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:

Eliann Wilson
Witness Name: Eliann Wilson

Carol B Molony
Witness Name: Carol B Molony

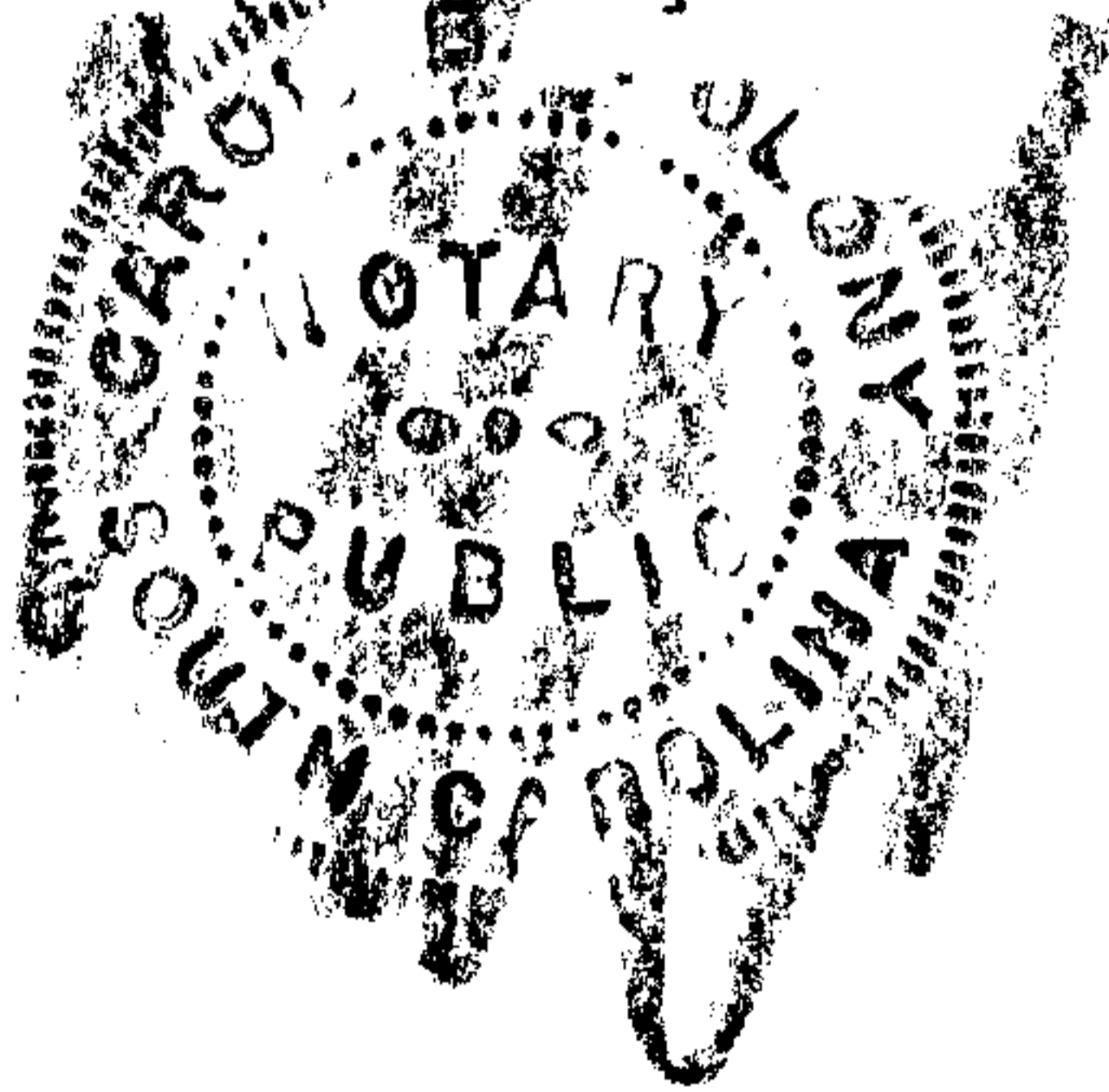
221 PALM PLAZA, LLC, a Florida limited liability company

By: *William R. Hilburn, III*
William R. Hilburn, III, Authorized Member

State of SC
County of Charleston

The foregoing instrument was acknowledged before me this 3rd day of April, 2017 by William R. Hilburn, III, Authorized Member of 221 PALM PLAZA, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Carol B Molony
Notary Public

Printed Name: Carol B Molony

My Commission Expires: May 12, 2021