


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017065683 2 PG(S)
May 25, 2017 02:13:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$15,365.00


rc 1850
15 15365.00

✓ Prepared by and return to:
Jerome S. Levin
Levin Law, LC
1444 1st Street, Suite A
Sarasota, FL 34236

File Number: 855.001
Consideration: \$2,195,000.00

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Warranty Deed

This Warranty Deed made between

West 32nd LLC, a Florida limited liability company whose post office address is 8440 N. Tamiami Trail, Sarasota, FL 34243, grantor, and

Ixora LLC, a Florida limited liability company whose post office address is 1871 Laurel Street, Sarasota, FL 34236, 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:

Lots 1, 2, 3, 4, 14, 15, 16 and 17, GREENWOOD, according to the map or plat thereof as recorded in Plat Book 2, Page 137, Public Records of Sarasota County, Florida, and **Lots 19 and 20, GREENWOOD**, according to the map or plat thereof as recorded in Plat Book 2, Page 137, Public Records of Sarasota County, Florida.

PIN: 2006010021	1052 Indian Beach Drive, Sarasota, FL 34234
PIN: 2006010048	1026 25th Street, Sarasota, FL 34234
PIN: 2006010049	1020 25th Street, Sarasota, FL 34234


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**.

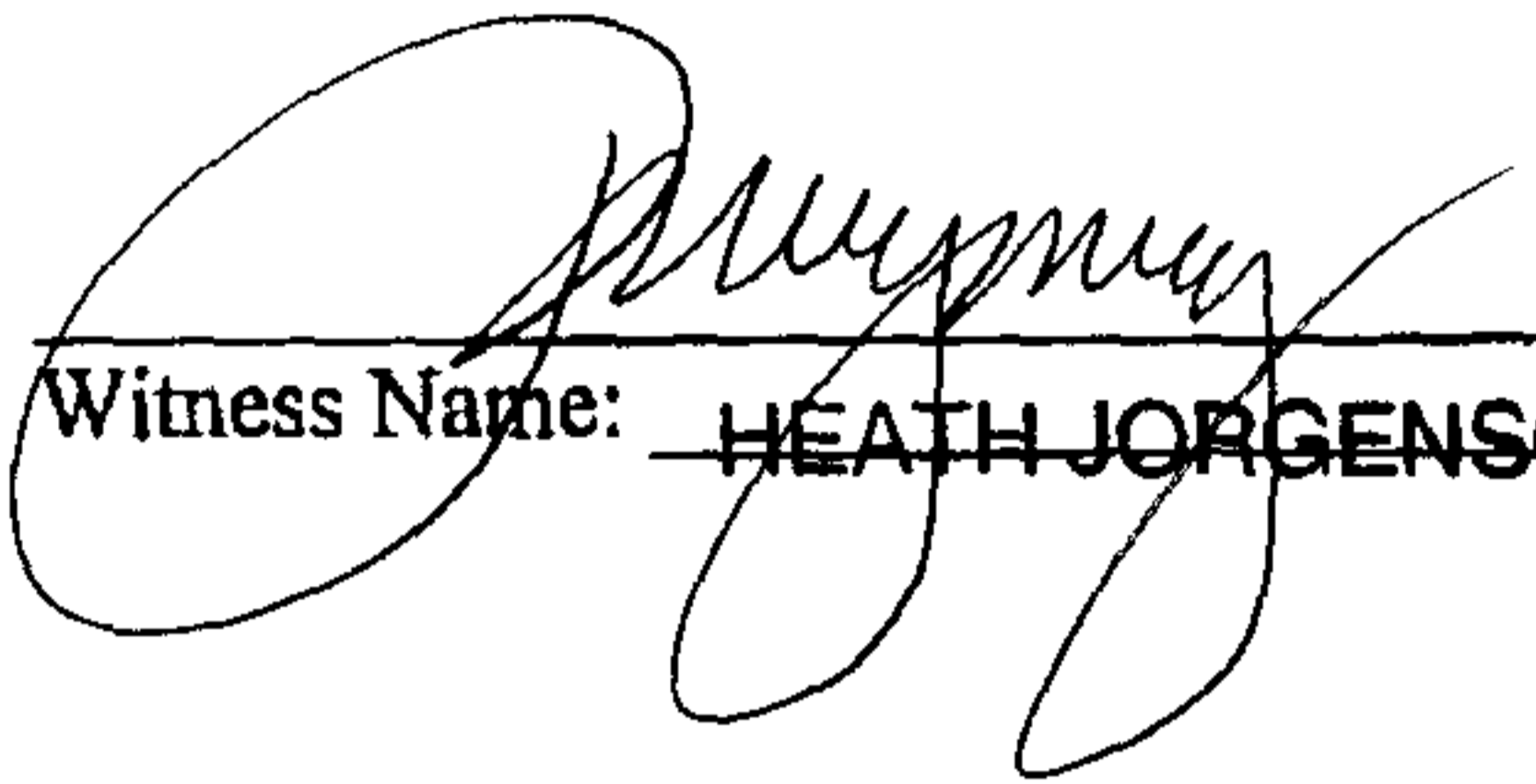
In Witness Whereof, grantor has hereunto set grantor's hand and seal the 24th day of May, 2017

Signed, sealed and delivered in our presence:


Witness Name: MICHAEL T. HANKIN

West 32nd LLC, a Florida limited liability company

By: 
Harvey Vengroff, Managing Member

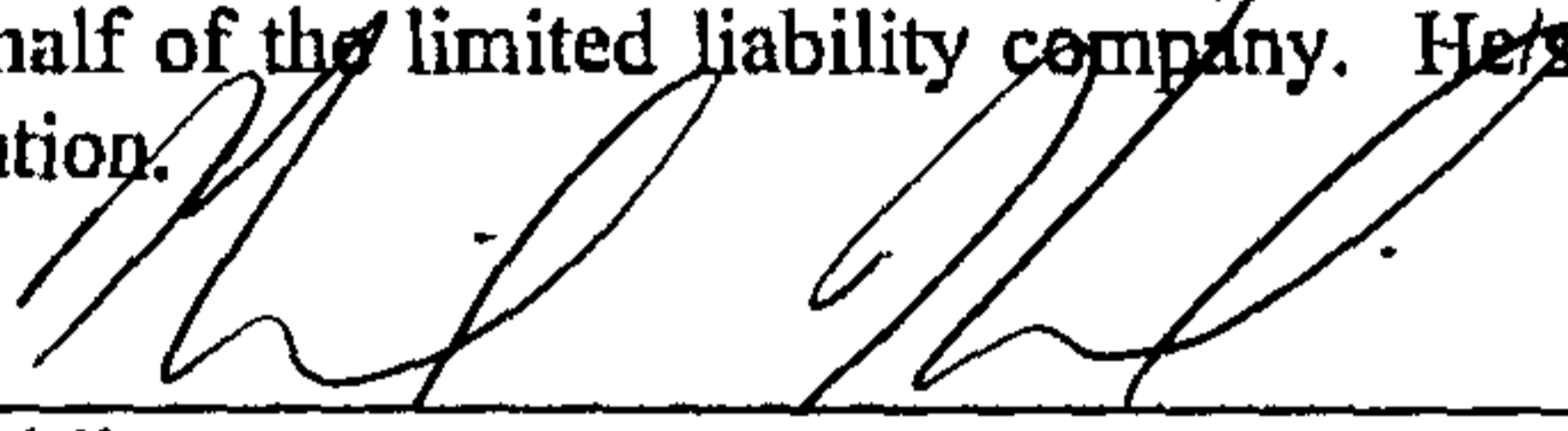

Witness Name: HEATH JORGENSON

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 24 day of May, 2017 by Harvey Vengroff, Managing Member of West 32nd 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]




Notary Public

Printed Name: MICHAEL T. HANKIN

My Commission Expires: _____