

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2017088335 3 PG(S)**

7/14/2017 11:03 AM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 2133237

**Prepared By and Return To:**  
Charles H. Ball & Associates, P.A.  
1444 First Street, Ste. B  
Sarasota, FL 34236

**File No.** 17-0037 JLW LAKE DOC

**Property Appraiser's Parcel I.D. (folio) Number(s)**  
0238030010

**Doc Stamp-Deed: \$1,330.00**

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**WARRANTY DEED**

THIS WARRANTY DEED dated July 12, 2017, by Live Oak Lawn Supply, Inc., a Florida corporation, whose post office address is 5255 Box Turtle Circle, Sarasota, FL 34232, hereinafter called the grantor, to JLW Lake Doctors, LLC, a Florida limited liability company, whose post office address is 3543 State Road 419, Winter Springs, FL 32708, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Sarasota County, Florida, to wit:

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

**WARRANTY DEED**  
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
(Witness Signature)

Jessie Burton

[Signature]  
(Witness Signature)

Charles H. Ball

Live Oak Lawn Supply, Inc., a Florida corporation

BY: [Signature]  
John D. Chapman, as President

5255 Box Turtle Circle  
(Address)

Sarasota, FL 34232  
(Address)

STATE OF Florida

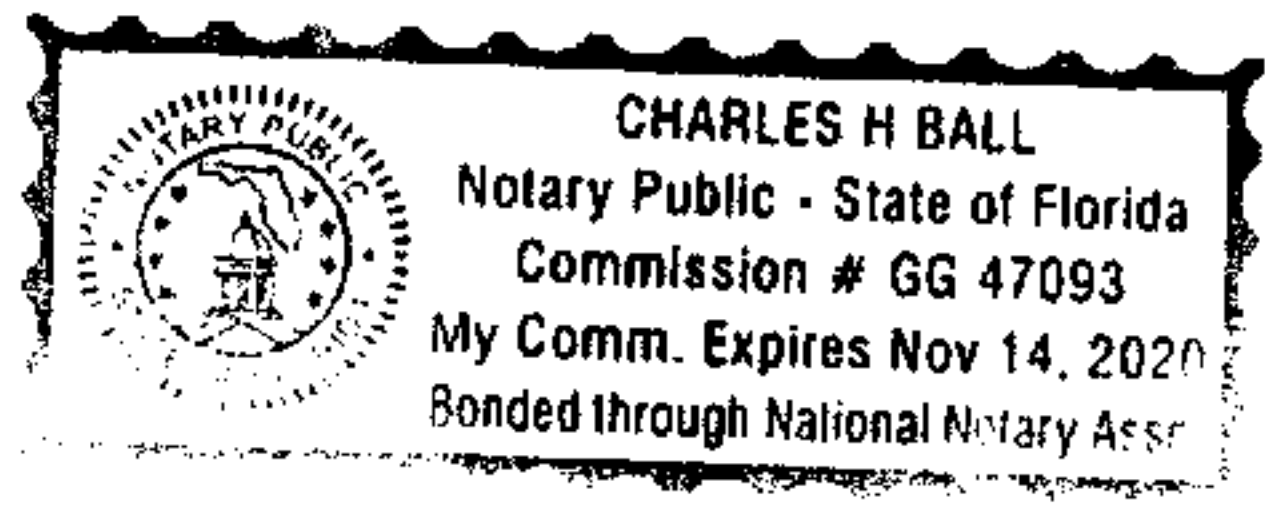
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 12 day of July, 2017, by John D. Chapman, as President of Live Oak Lawn Supply, Inc., a Florida corporation, who produced a Driver's License or was \_\_\_\_\_ personally known to me.

[Signature]  
Notary Public

My Commission Expires:

(SEAL)



**WARRANTY DEED**  
(Continued)

**EXHIBIT A**

Lot 63, EASTERN INDUSTRIAL PARK, SECTION ONE, as per Plat thereof recorded in Plat Book 31, Pages 31, 31A to 31D, inclusive, of the Public Records of Sarasota County, Florida.