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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
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3400 S. Tamiami Trail
Sarasota, Florida 34239
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File Number: 17-161.S

Doc Stamp-Deed: \$3,500.00



WARRANTY DEED

This Indenture, made on July 13, 2017 by **5 O'Clock Property Management, L.L.C., a Florida limited liability company**, whose address is 1627 Peregrine Point Court, Sarasota, FL 34231, hereinafter called the grantor, to **1930Hillview, LLC, a Florida limited liability company**, whose address is 5355 McIntosh Road, Suite F, Sarasota, FL 34233, hereinafter called the grantee:

(Whenever used herein the term "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)

Witneseth, that the grantor, for and in consideration of the sum of **Five Hundred Thousand dollars & no cents, (\$500,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, viz:

Lot 12, Block J, CITY HALL SQUARE, UNIT #2, according to the plat thereof, recorded in Plat Book 2, Page 123 of the Public Records of Sarasota County, Florida; LESS a portion of said Lot 12 described as follows:

Begin at the NE corner of said Lot 12; thence run 105 feet, more or less, along the East line of said Lot 12 to the SE corner of said Lot 12; thence run 0.40 feet West along the South line of said Lot 12 to a point; thence run in a straight line Northerly to the NE corner of said Lot 12, being the point of beginning; AND LESS a portion of said Lot 12 described as follows:

Begin at the NW corner of said Lot 12; thence East along the North line of Lot 12, a distance of 0.73 feet; thence with an angle of 90°00' to the right, run a distance of 81 feet to the intersection with the West line of said Lot 12, thence N 0°29' West along the West line of said Lot 12, 81 feet to the point of beginning.

TOGETHER WITH: The following described land (described in Deed Book 337, Page 416, Public Records of Sarasota County, Florida): **Begin at the SE corner of Lot 13, Block "J" of CITY HALL SQUARE, UNIT #2, recorded in Plat Book 2, Page 123, Public Records of Sarasota County, Florida; thence West along South line of Lot 13, a distance of 0.21 feet; thence with an angle of 90°00' to the right, run a distance of 24 feet to the intersection with the East line of said Lot 13; thence S 0°29' East along the East line of said Lot 13, 24 feet to the point of beginning.**

Parcel ID Number: **2037160061**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

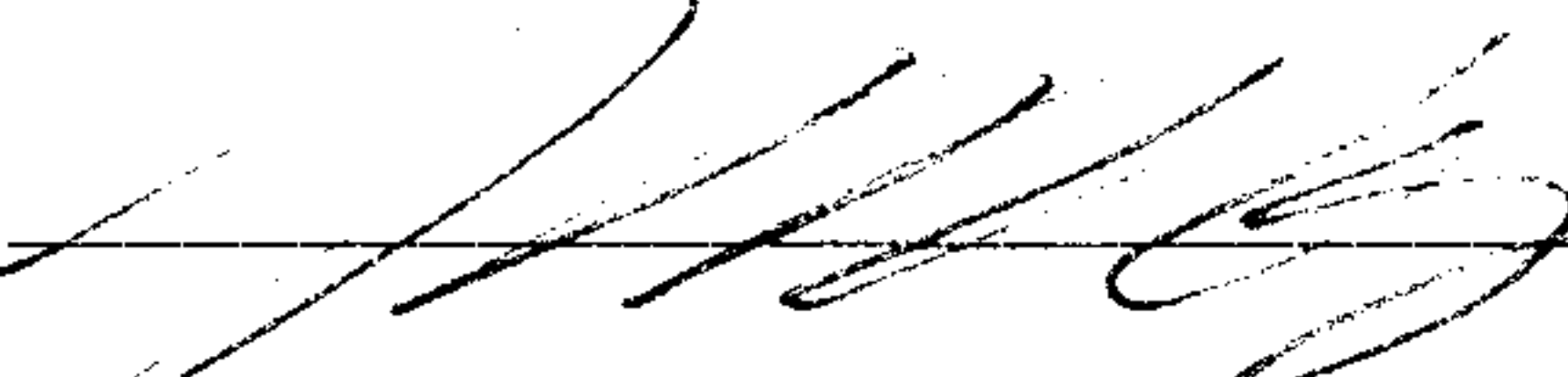
Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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 current year taxes.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:


Witness
Printed Name **Jami S. Maginness**

5 O'Clock Property Management, L.L.C., a Florida limited liability company

By: 
Leslie Gray, Manager

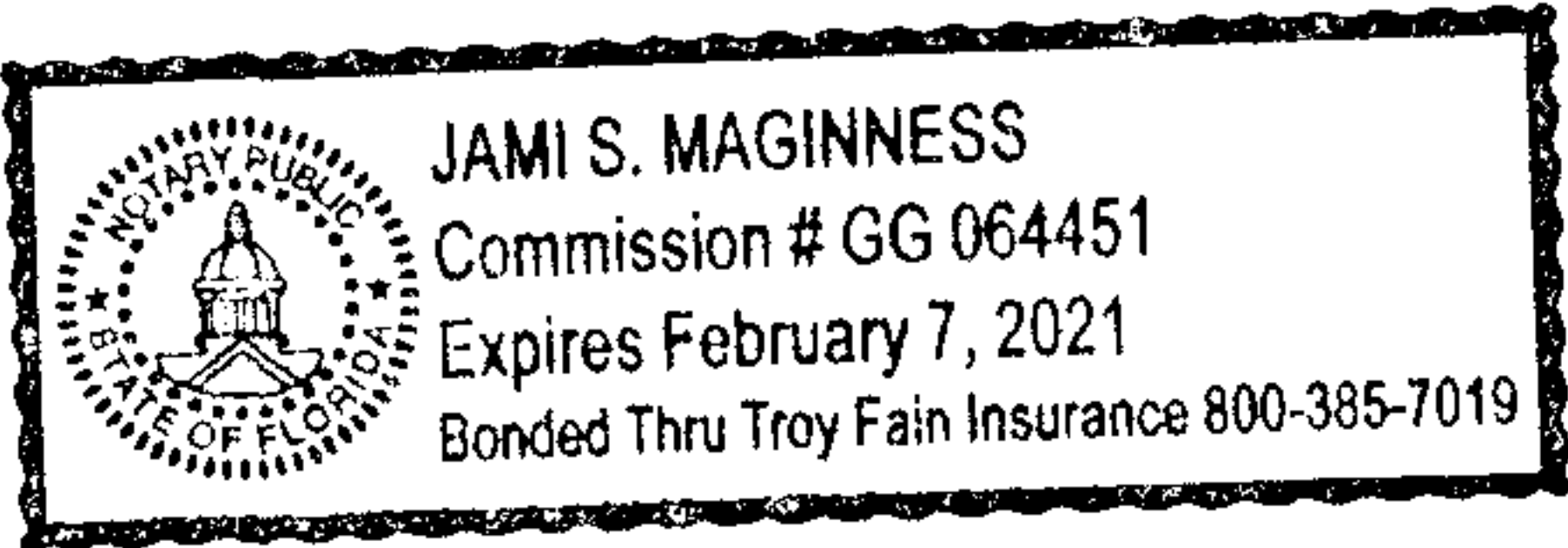
Witness
Printed Name **Mark Hildreth**


State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me on July 11, 2017, by Leslie Gray, Manager of 5 O'Clock Property Management, L.L.C., a Florida limited liability company, who is/are personally known to me or who has/have produced N/A as identification.

SEAL:




Notary Public
Print Name **Jami S. Maginness**
My Commission
Expires: 2/7/21