

After Recording Return to:
Grace Madden
Townsend Title Insurance Agency, LLC
4049 Del Prado Blvd.
Cape Coral , FL 33904

10/19/2017 12:50 PM

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

This Instrument Prepared by:
Grace Madden
Townsend Title Insurance Agency, LLC
4049 Del Prado Blvd.
Cape Coral , FL 33904

SIMPLIFILE

Receipt # 2164688

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$0.70

Property Appraisers Parcel I.D. (Folio) Number(s): 1005010922, 1118165726, 1133103308
File No.: GM0324

WARRANTY DEED

This Warranty Deed, Made the 18th day of October, 2017,
by

Ronald G. Meyers, Jr.
whose post office address is:
1731 Citation Dr., Aiken, SC 29803
hereinafter called the "Grantor"
to

Florida Reserve Homes, LLC, A Florida Limited Liability Company
whose post office address is:
2180 West First St, #310, Fort Myers, FL 33901
hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** 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**, to wit:

For Parcel #2: 1005010922

Lot 22, Block 109, Seventh Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 12, Page 19, of the Public Records of Sarasota County, Florida.

For Parcel #3: 1118165726

Lot 26, Block 1657, Thirty-Third Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 15, Pages 17, 17A through 17N, of the Public Records of Sarasota County, Florida.

For Parcel #8: 1133103308

Lot 8, Block 1033, Twenty-Fourth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 14, Page(s) 14, 14-A thru 14-M, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 12/31/16, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

#1 Witness Signature: [Signature]
Printed Name: Sean T. Yeung

#2 Witness Signature: [Signature]
Printed Name: Jay P Ward

[Signature]
Ronald G. Meyers, Jr.

State of South Carolina
County of Aiken

The foregoing instrument was acknowledged before me this 16 day of October, 2017 by Ronald G. Meyers, Jr. who is/are personally known to me or has/have produced driver license (s) as identification.

[Signature]
Notary Public Signature
Printed Name: Sean T. Yeung

My Commission Expires: Notary Public, State of South Carolina
(SEAL) My Commission Expires 12/20/2026

