

1/9/2018 11:21 AM

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

After Recording Return to / This Instrument was prepared by:

Grace Madden
Townsend Title Insurance Agency, LLC
4049 Del Prado Blvd.
Cape Coral, FL 33904

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel I.D. (Folio) Number(s):

26-43-23-C2-02778.0130, 29-43-23-C3-06148.0260, 0953152102, and 0968058808

File No.: GM0352

SIMPLIFILE

Receipt # 2191130

Doc Stamp-Deed: \$0.70

WARRANTY DEED

This Warranty Deed, Made the 13 day of December, 2017

by
Florida Gulfcoast Holdings, LLC, A Florida Limited Liability Company
having its place of business at

P.O. Box 49528, Sarasota, FL 49528
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, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Lee County, Florida, to wit:

Lot 2, Block 1521, 30th Addition to Port Charlotte Subdivision, a Subdivision according to the plat thereof, as recorded in Plat Book 15, Pages 14, 14A through 14Q, of the Public Records of Sarasota County, Florida

and

Lot 8, Block 588, 18th Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 14, Pages 6A through 6V, of the Public Records of Sarasota County, Florida.

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.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of LLC)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: J. CHRIS MAW

Witness Signature: [Signature]
Printed Name: RON W. ZEIGLER

FLORIDA GULFCOAST HOLDINGS, LLC, A
FLORIDA LIMITED LIABILITY COMPANY

Ashley Bloom, as Manager of Ashley Barrett Bloom,
LLC, A Florida Limited Liability Company, as
Managing Member of Florida Gulf Coast Holdings,
LLC, A Florida Limited Liability Company

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 11 day of December, 2017 by Ashley Bloom as Manager of Florida Gulfcoast Holdings, LLC, A Florida Limited Liability Company, as Managing Member of Florida Gulf Coast Holdings, LLC, A Florida Limited Liability Company on behalf of the LLC. He/She is personally known to me or has produced driver license(s) as identification.

Melissa L. Bedard
Notary Public Signature
Printed Name: Melissa L. Bedard

My Commission Expires: 7/20/19
(SEAL)

