


See 515 to
Doc Stamp \$5,425.00

Prepared by and return to:

✓
✓

Boone, Boone, Boone & Koda, P.A.
1001 Avenida Del Circo
Venice, FL 34285
941-488-6716
File Number: **G66-16067**
Will Call No.:

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018017597 2 PG(S)
February 09, 2018 04:33:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$5,425.00


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Warranty Deed

This Warranty Deed made this 8th day of February, 2018 between **Bahama Street, LLC, a Florida limited liability company**, whose post office address is **264 Bahama Street, Venice, FL 34285**, grantor, and **Griffith Properties, LLC, a Florida limited liability company**, a Florida limited liability company, whose post office address is **257 S. Tamiami Trail, Venice, FL 34285**, 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 53, 54, 55, 56, 57, and 58, Block 78, GULF VIEW SECTION OF VENICE, according to the map or plat thereof recorded in Plat Book 2, Pages 77 and 77A, Public Records of Sarasota County, Florida

Parcel Identification Numbers: 0408110053, 0408110052, 0408110051, 0408110050, 0408110049, 0408110048

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Stuart S. Boone
Witness Name: Stuart S. Boone

Jacqueline Bour
Witness Name: Jacqueline Bour

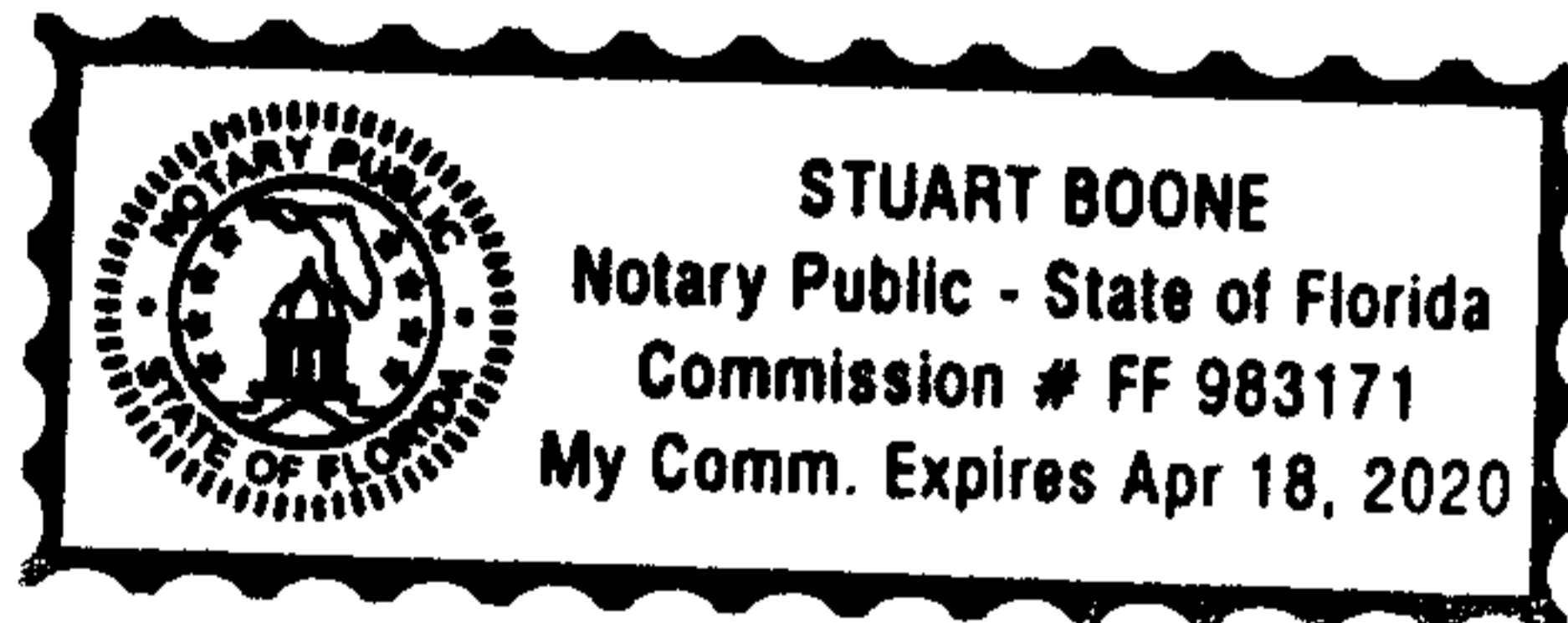
Bahama Street, LLC

By: Catherine B. Pickett
Catherine Pickett, Managing Member

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 8th day of February, 2018 by Catherine Pickett of Bahama Street, LLC, 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]



Stuart S. Boone

Notary Public

Stuart S. Boone

Printed Name: _____

My Commission Expires: _____