

rec: #27.00  
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February 16, 2018 05:03:03 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,450.00



*Print*  
Prepared by and return to:  
**Michael S. Hagen, Esquire**  
**The Hagen Law Firm**  
**5290 Summerlin Commons Way Suite 1003**  
**Fort Myers, FL 33907**  
**239-275-0808**  
File Number: 18-025

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 15 day of February, 2018 between **Michael J. Mosolino** whose post office address is **452 Bayshore Drive, Venice, FL 34285**, grantor, and **Venice Car Wash, LLC., a Florida Limited Liability Company** whose post office address is **700 Tamiami Trail South, 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:

**See Attached Exhibit "A"**

**Parcel Identification Number: 0429-11-0045**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 452 Bayshore Drive, Venice, FL 34285.**

**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:

*SK Boone*

Witness #1 Signature:

Stephen K. Boone

Witness#1 Print Name:

*Michael J. Mosolino* (Seal)  
Michael J. Mosolino

*Jacqueline Baur*

Witness #2 Signature:

Jacqueline Baur

Witness#2 Print Name:

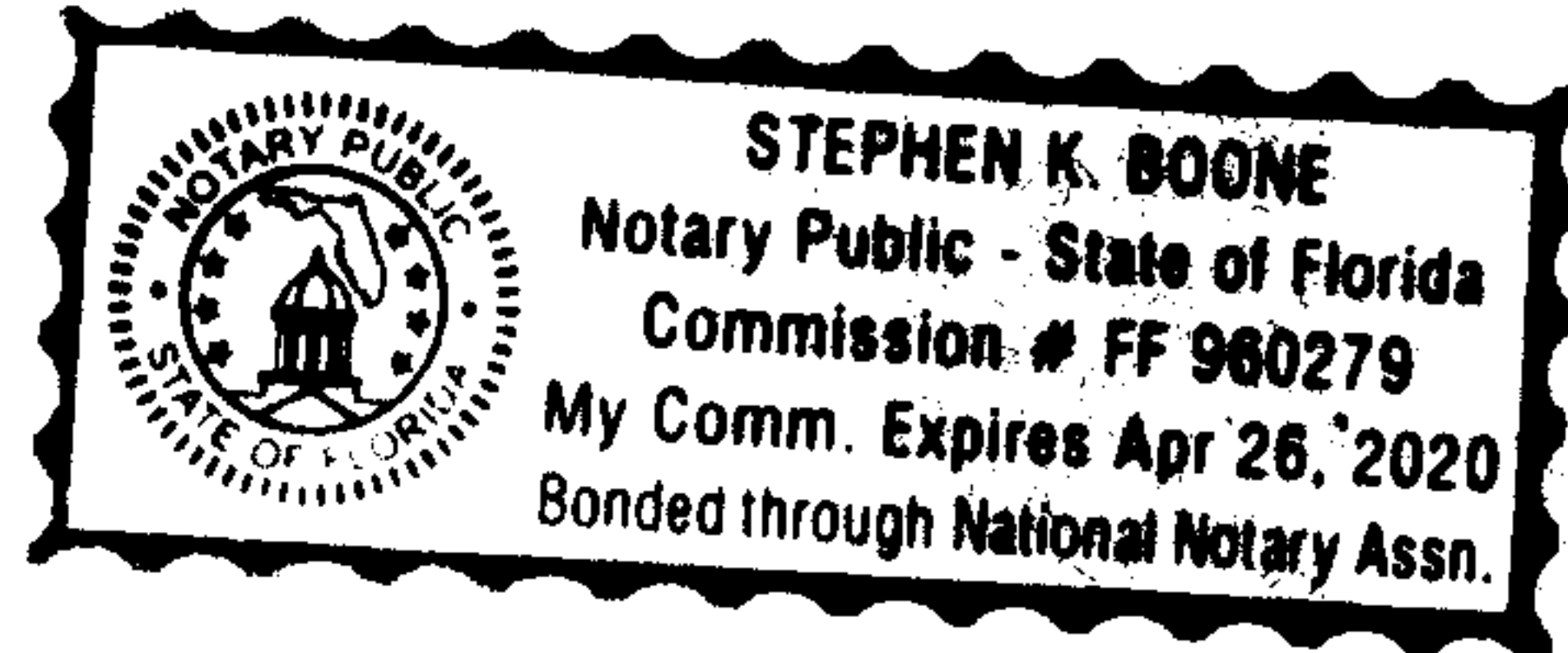
State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me this 15 day of February, 2018 by Michael J. Mosolino, who  is personally known or  has produced a FL DL driver's license as identification.

*SK Boone*

[Notary Seal]



Notary Public

Stephen K. Boone

Printed Name:

My Commission Expires:

4/26/20

## Exhibit A

A portion of Section 18, Township 39 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of Lot 1, Block 122, VENICE, Venezia Park Section, recorded in Plat Book 2, Page 168, Public Records of Sarasota County, Florida; thence East (an assumed bearing), along the Easterly extension of the North line of said Block 122, a distance of 100.00 feet to the East Right-of-Way Line of The Rialto (100 foot wide Right-of-Way), same being the Northwest corner of lands described in Official Records Book 1629, Page 0714, said Public Records, for a Point of Beginning; thence N. 00°02'43" W., along said East Right-of-Way line of The Rialto, a distance of 22.60 feet to the South Right-of-Way line of San Marco Drive, per Quit Claim Deed recorded in Official Records Book 1366, Page 2034, said Public Records; thence East along said South Right-of-Way line, a distance of 199.40 feet to the Westerly Right-of-Way line of Tamiami Trail (U.S. Highway No. 41 - Business), same being a curve to the left having a radius of 1928.59 feet, a central angle of 00°47'57", a chord bearing of S. 32°50'58" E. and a chord length of 26.90 feet; thence Southeasterly along said Westerly Right-of-Way line of Tamiami Trail, along the arc of said curve, an arc length of 26.90 feet to said North line of lands described in Official Records Book 1629, Page 0714; thence West along said North line, a distance of 213.97 feet to the Point of Beginning.