

3/12/2018 12:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 2213711

Prepared By and Return To:

GARY N. KAUFFMAN, ESQ.

Florida Bar #0620981

Band Law Group, P.L.

1 South School Avenue, Suite 500

Sarasota, FL 34237

(941) 917-0505

File No: 1598.00007

Doc Stamp-Deed: \$2,975.00

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## WARRANTY DEED

This Warranty Deed is made by **ROY A. CHAPMAN, BETSY C. CHAPMAN, KENNETH D. CHAPMAN** and **EMMA M. CHAPMAN** (collectively, the "*Grantors*"), to **LAW BUILDING I**, a Florida general partnership (the "*Grantee*"), whose post office address is: 1900 Ringling Boulevard, Sarasota, FL 34236.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Grantors hereby convey to Grantee the following described real property in SARASOTA County, Florida (the "*Property*"):

**Lot 5, Block A, TOWLES SUBDIVISION, a resubdivision of Lots 18, 20 & 22 of Block H, Plat of Sarasota, according to the plat thereof recorded in Plat Book 1, Page 29, of the Public Records of Sarasota County, Florida.**

The Property Appraiser's Parcel Identification Number of the Property described above is **2027080016**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and all subsequent years.


**Grantors confirm and warrant that the Property is not the homestead of any of the Grantors, nor that of any immediate family of any of said Grantors, nor is it contiguous thereto.**


Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that Grantors have good right and lawful authority to sell and convey the Property; that Grantors hereby fully warrants the title to the Property and will defend the title against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances not set forth herein.

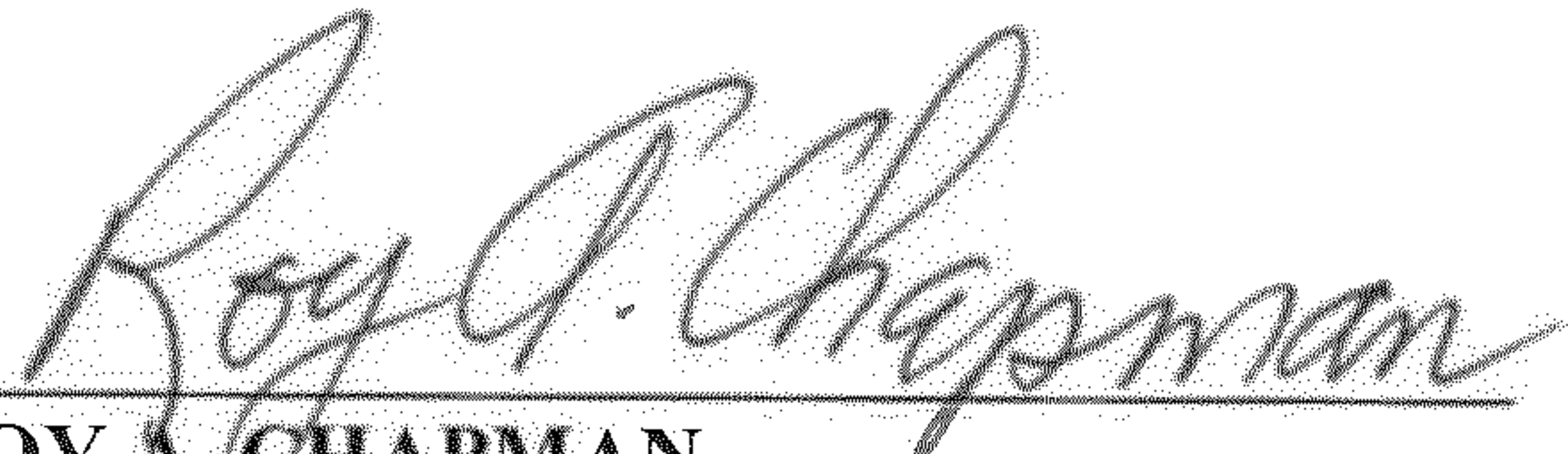
[Signature Page to Follow]


IN WITNESS WHEREOF, the Grantors have executed the above Warranty Deed effective as of March 9, 2018.


Witnesses:


  
\_\_\_\_\_  
Witness Signature  
Print Name: Amy Schneck

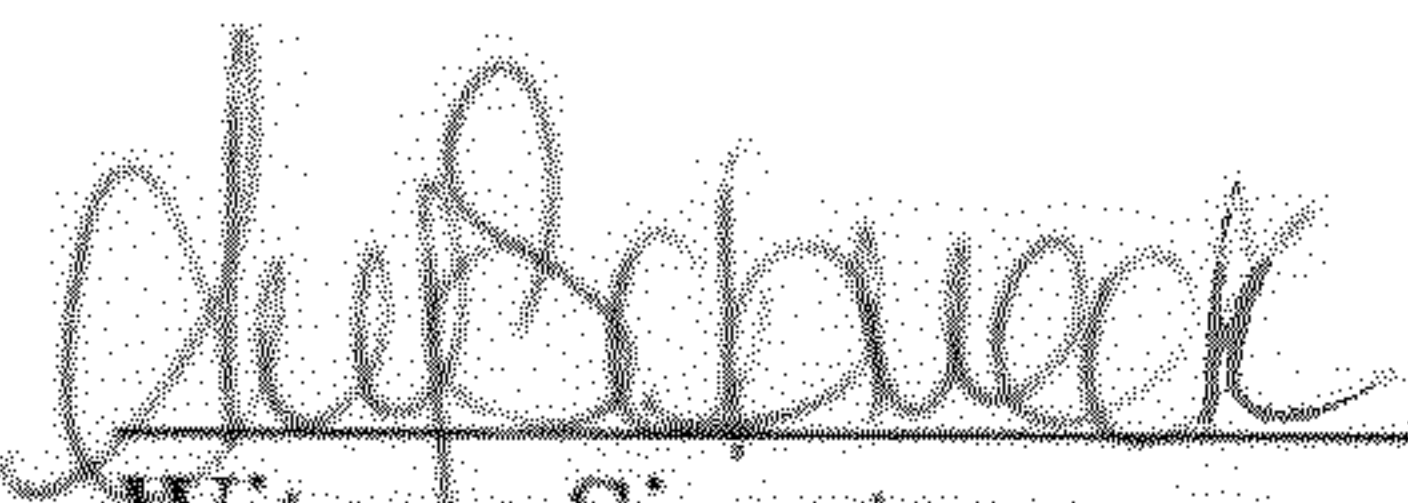
  
\_\_\_\_\_  
Witness Signature  
Print Name: Kim F. Bontrager


  
\_\_\_\_\_  
**ROY A. CHAPMAN**  
2916 Tanglewood Way  
Sarasota, FL 34239

  
\_\_\_\_\_  
Witness Signature  
Print Name: Amy Schneck


  
\_\_\_\_\_  
Witness Signature  
Print Name: Kim F. Bontrager


  
\_\_\_\_\_  
**BETSY C. CHAPMAN**  
2916 Tanglewood Way  
Sarasota, FL 34239

  
\_\_\_\_\_  
Witness Signature  
Print Name: Amy Schneck

  
\_\_\_\_\_  
Witness Signature  
Print Name: Kim F. Bontrager

  
\_\_\_\_\_  
**KENNETH D. CHAPMAN**  
1563 South Drive  
Sarasota, FL 34239

  
\_\_\_\_\_  
Witness Signature  
Print Name: Amy Schneck

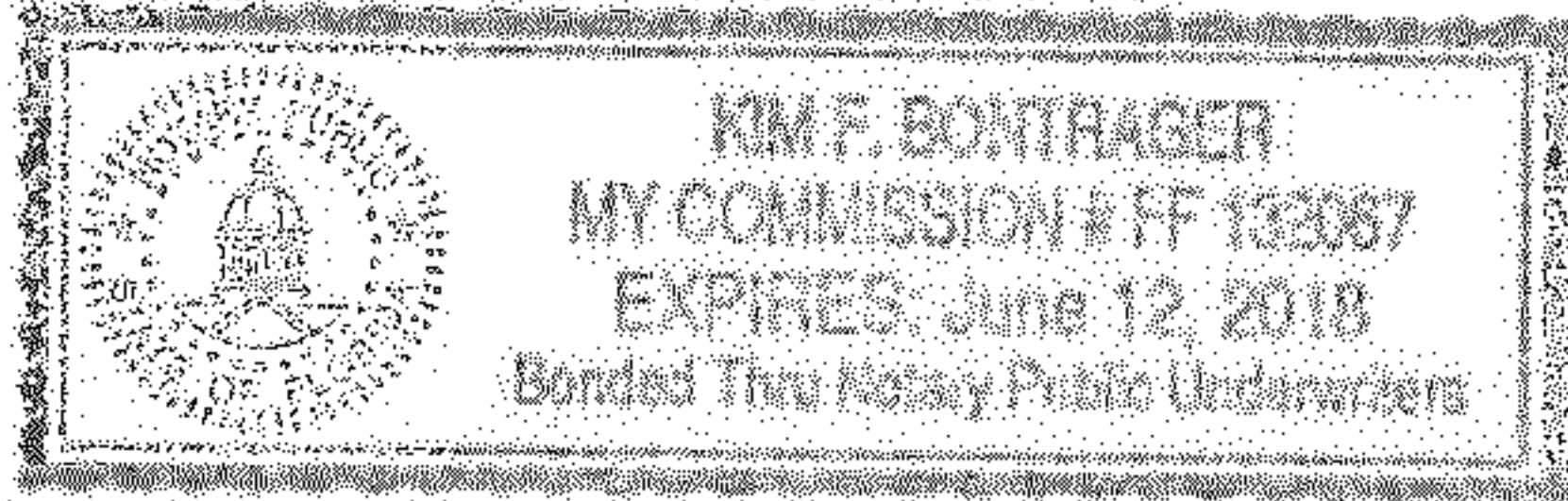
  
\_\_\_\_\_  
Witness Signature  
Print Name: Kim F. Bontrager

  
\_\_\_\_\_  
**EMMA M. CHAPMAN**  
1563 South Drive  
Sarasota, FL 34239

**[Notary Signatures to Follow]**

STATE OF FLORIDA  
COUNTY OF SARASOTA

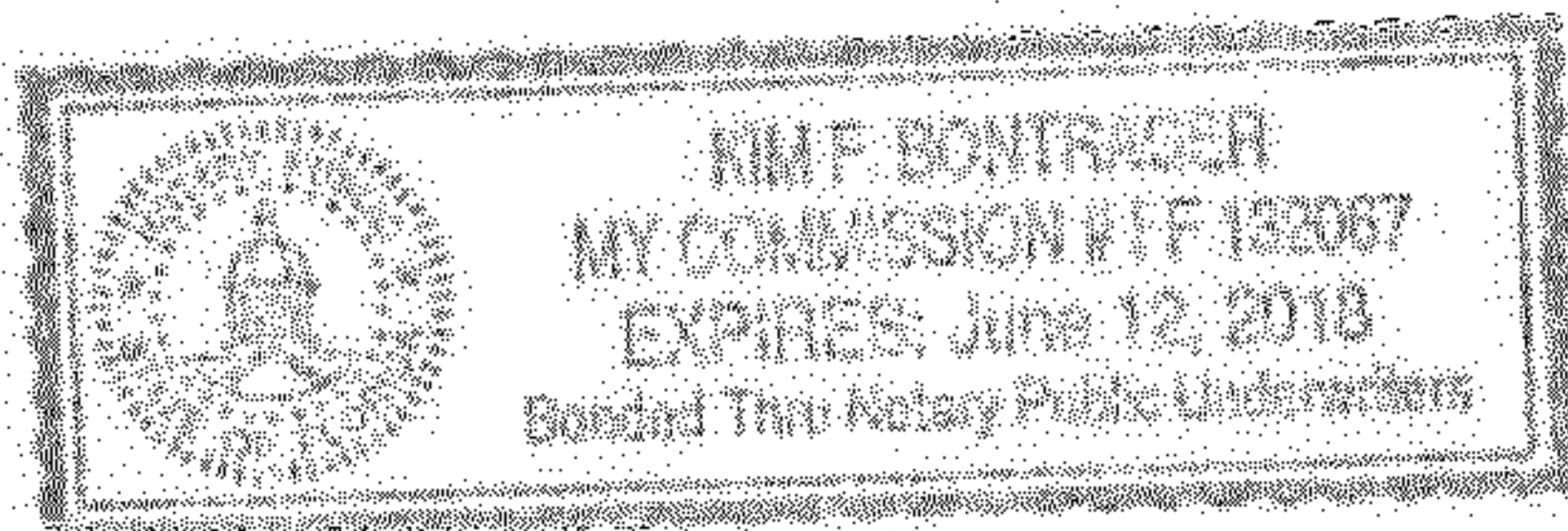
The foregoing instrument was acknowledged before me on March 9, 2018, by **ROY A. CHAPMAN**, who (Notary choose one)  are personally known to me, or  have produced FLDL as identification.



[Signature]  
Notary Public  
Print Name: Kim F. Bontrager  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SARASOTA

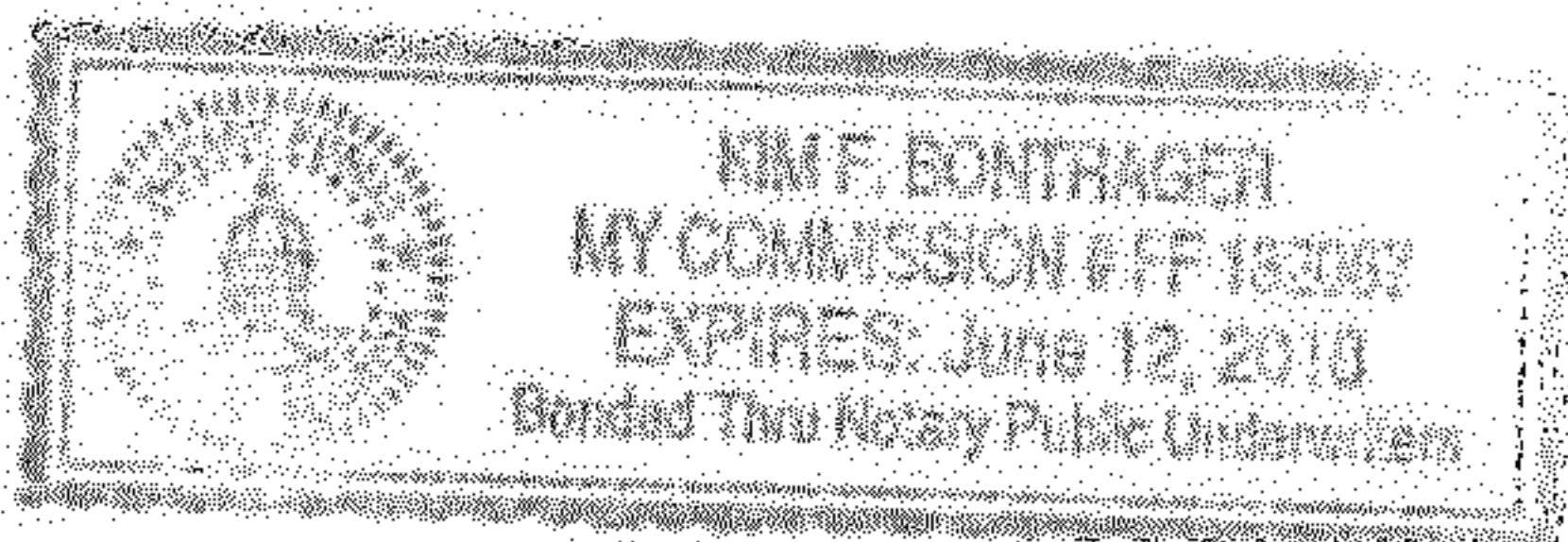
The foregoing instrument was acknowledged before me on March 9, 2018, by **BETSY C. CHAPMAN**, who (Notary choose one)  are personally known to me, or  have produced FLDL as identification.



[Signature]  
Notary Public  
Print Name: Kim F. Bontrager  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SARASOTA

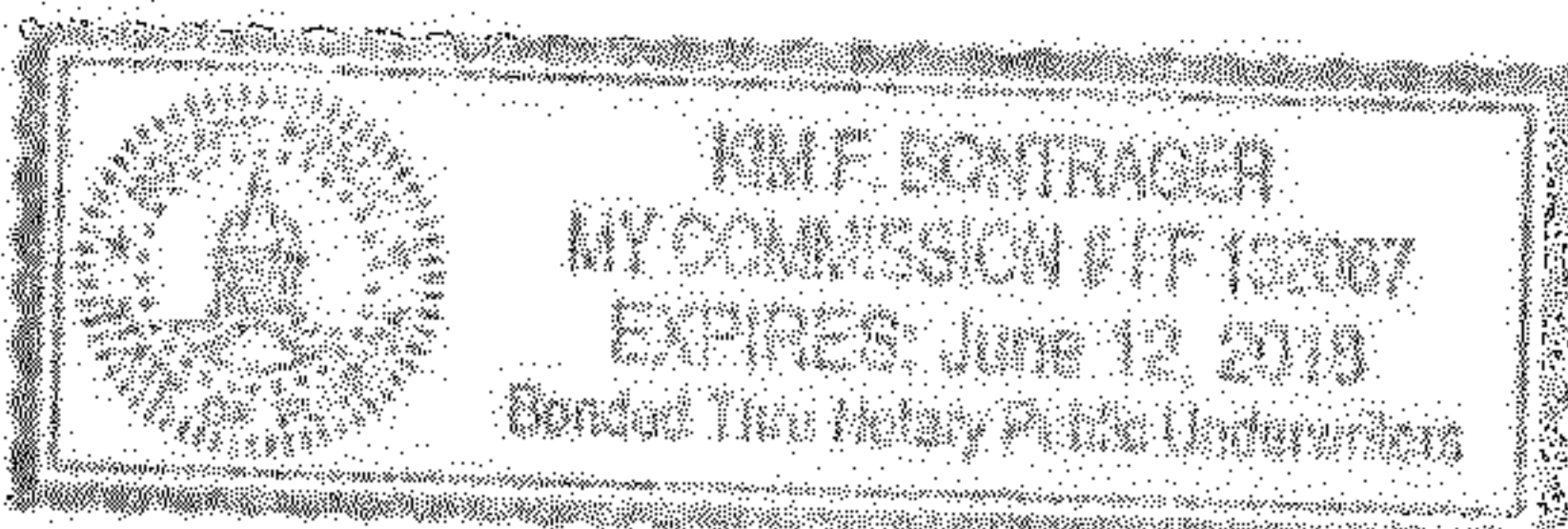
The foregoing instrument was acknowledged before me on March 9, 2018, by **KENNETH D. CHAPMAN**, who (Notary choose one)  are personally known to me, or  have produced FLDL as identification.



[Signature]  
Notary Public  
Print Name: Kim F. Bontrager  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on March 9, 2018, by **EMMA M. CHAPMAN**, who (Notary choose one)  are personally known to me, or  have produced FLDL as identification.



[Signature]  
Notary Public  
Print Name: Kim F. Bontrager  
My Commission Expires: \_\_\_\_\_