

4/13/2018 4:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2227310

Prepared by and return to:
NORTH PORT TITLE, LLC
13801 Tamiami Trail Suite C
North Port, FL 34287
941-423-0360
180113

Doc Stamp-Deed: \$6,545.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13 day of April 2018, between Joseph P. DeFalco a/k/a Joseph P. DeFalco, Jr. and Mary Ann DeFalco a/k/a Mary Ann T. DeFalco, husband and wife whose post office address is 505 Lyons Bay Road, Nokomis, Florida 34275, grantor, and 616 N Tamiami Trail LLC, a Florida Limited Liability Company whose post office address is 616 N Tamiami Trail, Nokomis, Florida 34275, grantee.

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, Florida to-wit:

Lots 5, 6, 7 and 8, together with the South one-half of Lot 4 and the North one-half of Lot 9, Block 6, Citrus Highlands, a subdivision according to the plat thereof recorded at Plat Book 8, Pages 59 and 59A, of the Public Records of Sarasota County, Florida, LESS that portion conveyed to the State of Florida for road right-of-way in that Special Warranty Deed recorded in Official Records Book 299, Page 532, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0170160007

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.

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:

Witness

Witness Name Printed

Joseph P. DeFalco, Jr.

Mary Ann T. DeFalco

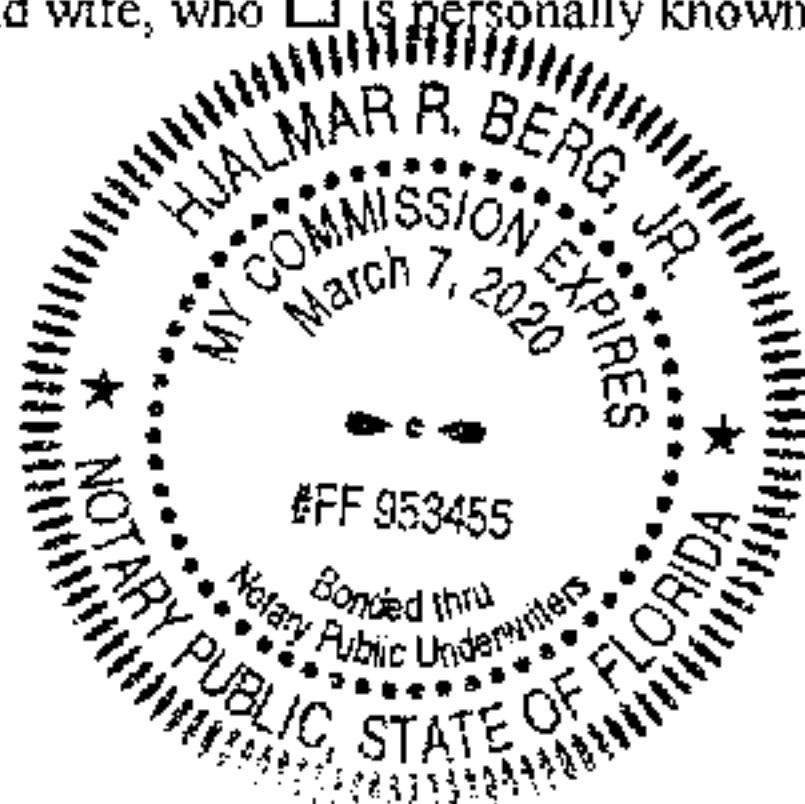
Witness

Witness Name Printed

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 13 of April, 2018 by Joseph P. DeFalco, Jr. and Mary Ann T DeFalco, husband and wife, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



Notary Public

Printed Name:

My Commission Expires: