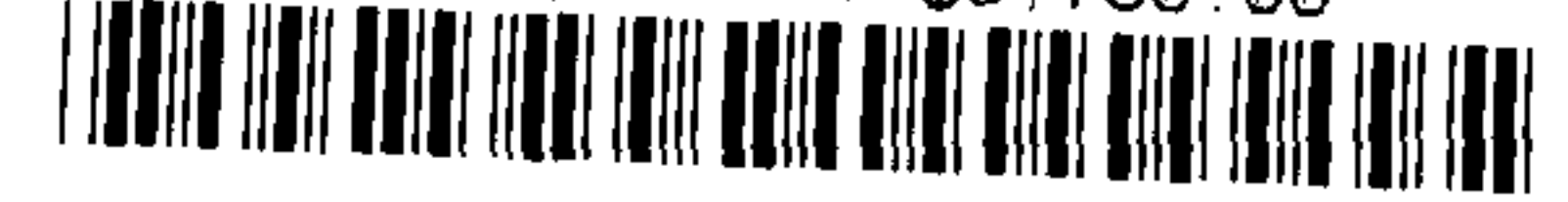


RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2018065589 2 PG(S)  
May 17, 2018 10:56:55 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$3,780.00



Prepared by and Return to:  
ROBERT W. BROWNING, JR., P.A.  
One North Tuttle Avenue  
Sarasota, FL 34237

Recording Fee: 18.50  
Doc Stamps: \$ 3,780.00

Parcel ID # 2029030002 and 2029030001

### WARRANTY DEED

**THIS WARRANTY DEED** made and executed the 15 day of May, 2018, by **SOUTHERN TRUST ASSETS, LLC**, a Florida limited liability company, whose address is c/o Kenneth D. Chapman, Jr., 2750 Ringling Blvd., Suite 3, Sarasota, FL 34237, hereinafter called the Grantor, to **Joe R. Hembree, as Trustee, or his successors in trust, under the JOE R. HEMBREE REVOCABLE TRUST, dated March 10, 2004, and any amendments thereto**, whose address is 2398 Fruitville Road, Sarasota, FL 34237, hereinafter called Grantee. (Wherever 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.)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Sarasota County, Florida, to wit:

**Lots 22, 23 and 24, Block B, Ringling Boulevard Subdivision, according to the map or plat thereof recorded in Plat Book 4, Page 79, Public Records of Sarasota County, Florida, Less that Right of Way conveyed in O.R. Book 1757, Page 1298, Public Records of Sarasota County, Florida.**

**SUBJECT TO REAL ESTATE TAXES FOR THE CURRENT YEAR AND ALL SUBSEQUENT YEARS. SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

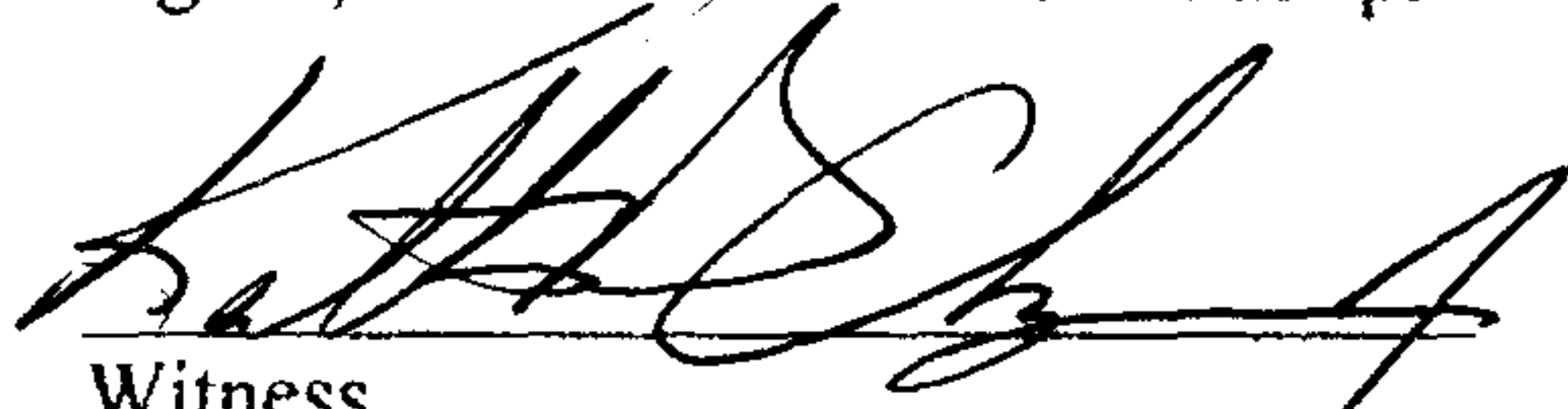
**TO HAVE AND TO HOLD**, the same in fee simple forever.

**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 and hereby 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.

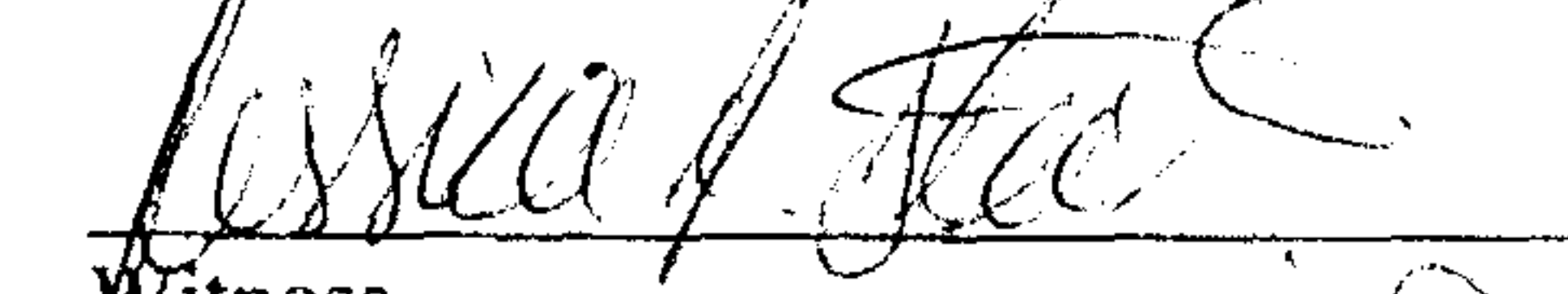
Trustees are hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, and otherwise to manage and dispose of the above property as Trustees under the provisions of Section 689.073, Florida Statutes.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


  
Witness  
Kenneth D. Chapman, Jr.

Printed Name of Witness

  
Witness  
JESSICA J. STEIN  
Printed Name of Witness

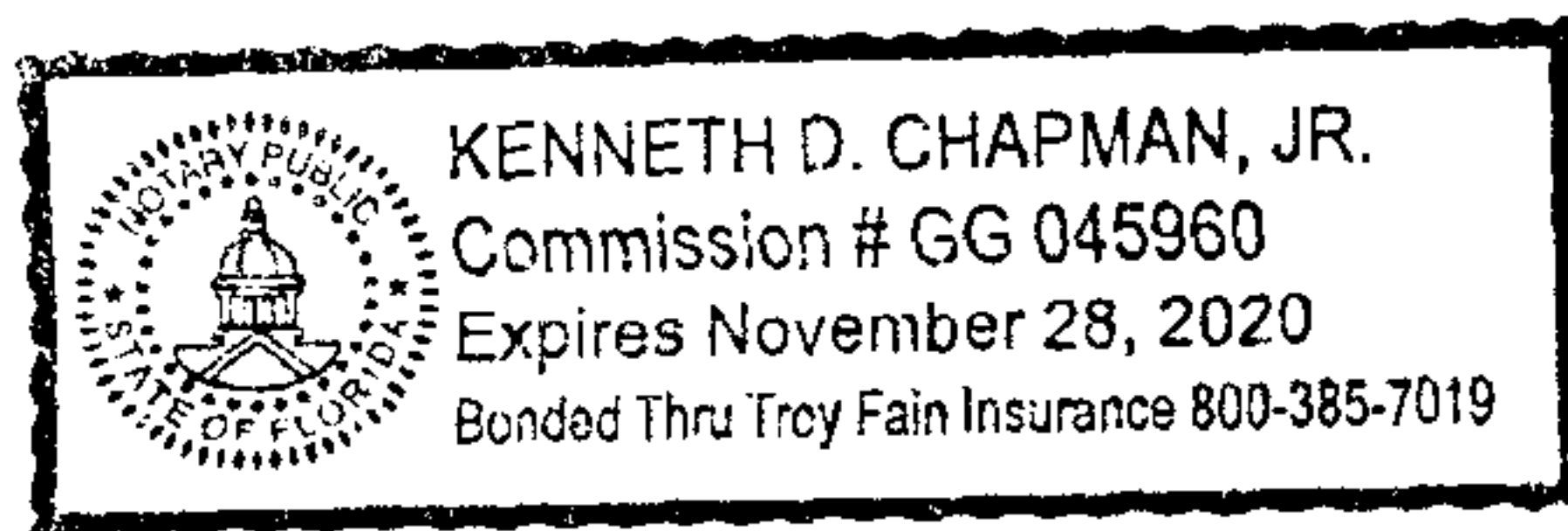
**SOUTHERN TRUST ASSETS, LLC, a  
Florida limited liability company**

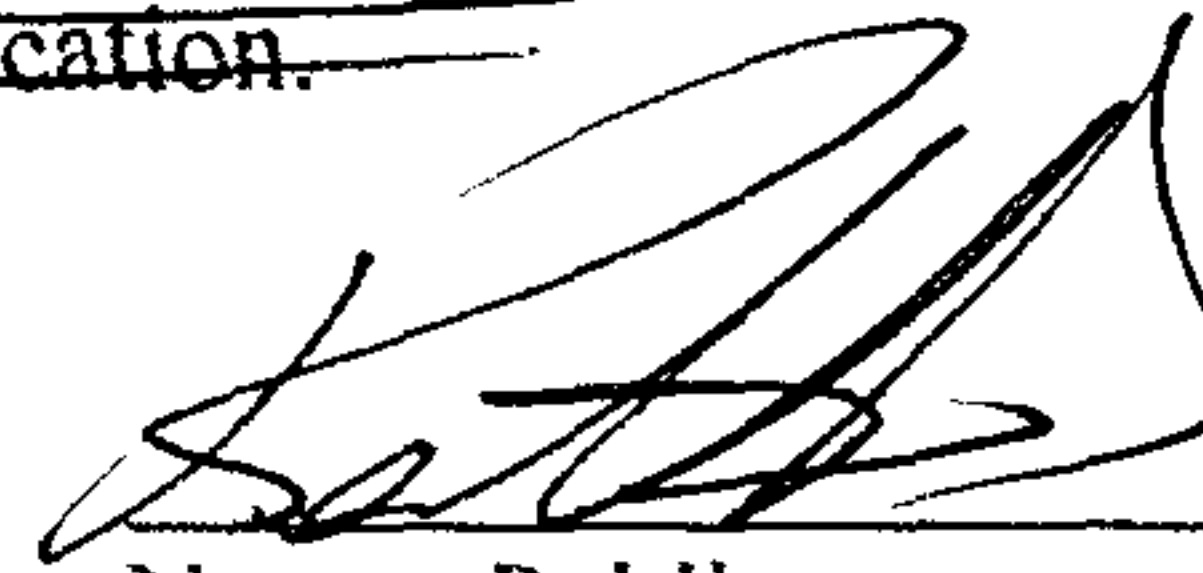
**By: SOUTHERN TRUST PARTNERSHIP,  
a Florida General Partnership, as Manager**

By:   
John Michael Cosentino,  
General Partner

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15 day of May, 2018, by **John Michael Cosentino**, General Partner of **SOUTHERN TRUST PARTNERSHIP**, as Manager of **SOUTHERN TRUST ASSETS, LLC**, who is personally known to me or who has produced \_\_\_\_\_ as identification.



  
Notary Public