

Prepared by and return to:

J. Kevin Drake

J. Kevin Drake, P.A.

1432 First Street

Sarasota, FL 34236

941-954-7750

File Number: 5311-001

Parcel Identification No. 0124120068

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018073948 2 PG(S)
June 04, 2018 03:48:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$8,400.00



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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 1st day of June, 2018 between Sun Glo Properties, L.C., a Florida limited liability company whose post office address is 216 Fiesole Street, Venice, FL 34285-3106 of the County of Sarasota, State of Florida, grantor*, and Orlando Acquisitions Two, LLC, a Florida Limited Liability Company whose post office address is 402 High Point Drive, Suite 101, Cocoa, FL 32926 of the County of Brevard, State of Florida, 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 County, Florida, to-wit:

BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE SOUTH ALONG QUARTER QUARTER SECTION LINE 365.23 FEET TO A CONCRETE MONUMENT; THENCE WEST 244 FEET TO A CONCRETE MONUMENT ON THE EASTERLY R/W LINE OF TAMiami TRAIL; THENCE NORTHWESTERLY ALONG SAID R/W LINE 391.25 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 18 EAST; THENCE EAST ALONG SAID LINE 375.5 FEET TO THE POINT OF BEGINNING. LESS R/W FOR STATE ROAD 45 AS DESCRIBED IN O.R. BOOK 308, PAGE 47, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 18 EAST FOR A POINT OF BEGINNING; THENCE SOUTH ALONG QUARTER QUARTER SECTION LINE 150.03 FEET; THENCE S 89°57'27" W, 60.00 FEET; THENCE N 00°02'33" W, 17.61 FEET; THENCE S 89°57'27" W, 172.72 FEET TO THE EASTERLY RIGHT OF WAY LINE OF TAMiami TRAIL; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 140.63 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 18 EAST; THENCE EAST ALONG SAID NORTH LINE 280.16 FEET TO THE POINT OF BEGINNING.

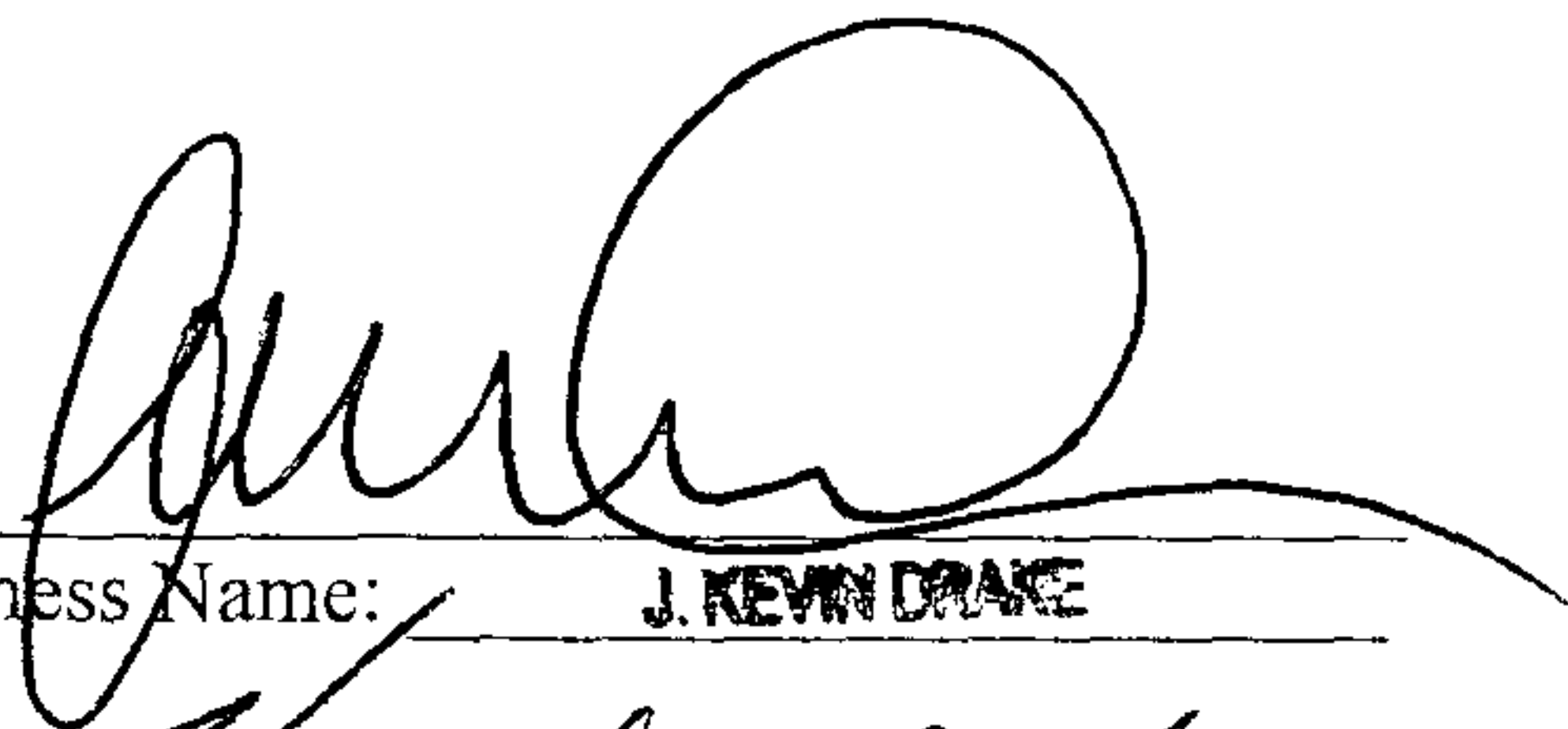
Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

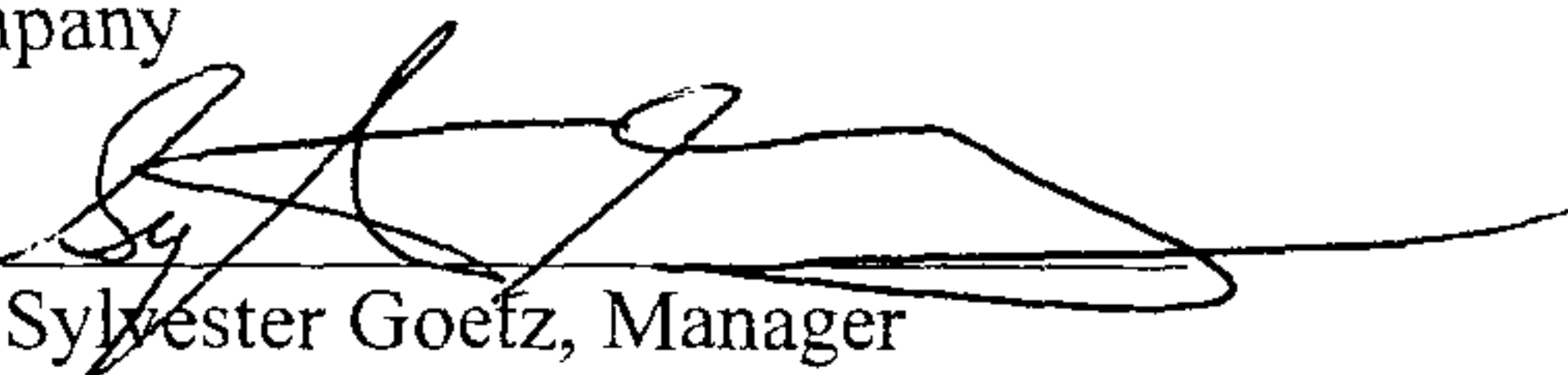
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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 Name: J. KEVIN DRAKE

Sun Glo Properties, L.C., a Florida Limited Liability Company

By: 
Sylvester Goetz, Manager

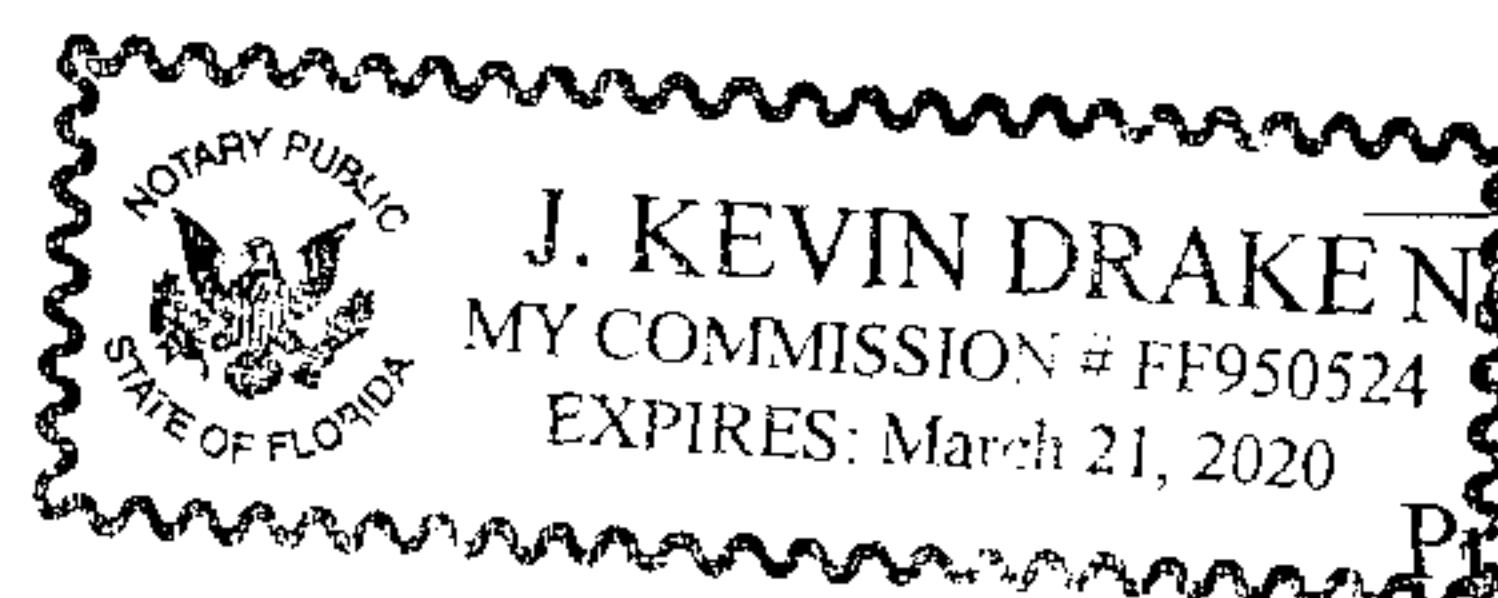

Witness Name: Kathleen Varnadore

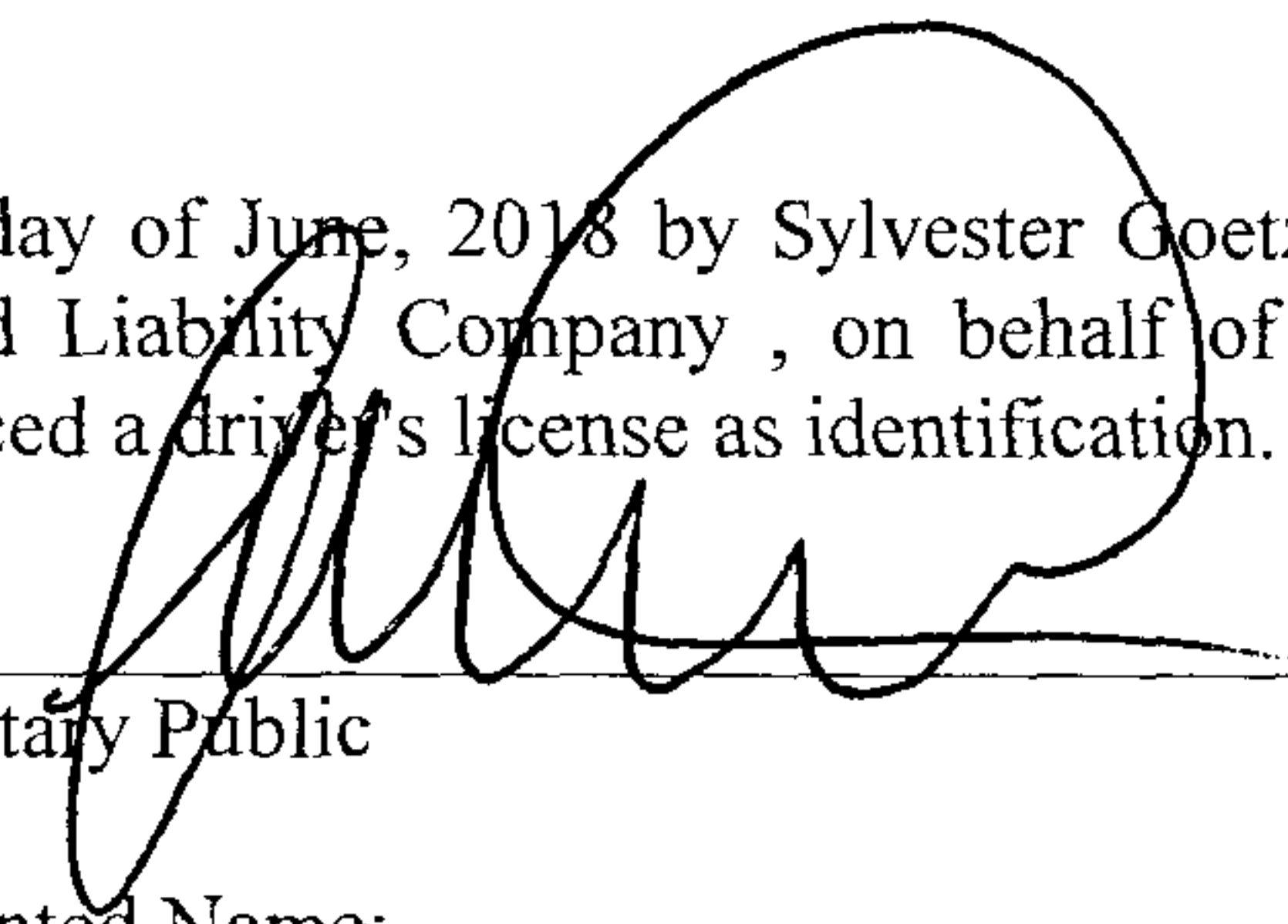
By: 
Eric Goetz, Manager

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 1st day of June, 2018 by Sylvester Goetz, Manager and Eric Goetz, Manager of Sun Glo Properties, L.C., a Florida Limited Liability Company, on behalf of the limited liability company. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]




Printed Name: J. KEVIN DRAKE

My Commission Expires: _____