

8/16/2018 2:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2275259

Prepared by:
Grace E. Madden
Townsend Title Insurance Agency, LLC
4049 Del Prado Blvd. South
Cape Coral, Florida 33904
File Number: GM0702
Strap # 0952123612
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$31.50

WARRANTY DEED

Made this 30th day of July, 2018.

By **David Patenaude a/k/a David C. Patenaude and Roger Patenaude a/k/a Roger B. Patenaude**
whose address is: **13218 Lake Mary Jane Rd., Orlando, Florida 32832**
hereinafter called the grantor
to **Raser B, LLC, a Florida Limited Liability Company**
whose post office address is: **2180 West First St., #310, Fort Myers, FL 33901**
hereinafter called the grantee

(Whenever used herein the term "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 **Four Thousand Five Hundred dollars & no cents, (\$4,500.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 12, Block 1236, Twenty-Seventh Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page(s) 11, 11A-11M, of the Public Records of Sarasota County, Florida.

The property is **not** the homestead of the Grantor(s).

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness #1 Sign: Helga H. Frye

David Patenaude a/k/a David C. Patenaude

Witness #1 Printed Name: Helga H. Frye

Witness #2 Sign: Melissa Webb

Roger Patenaude a/k/a Roger B. Patenaude

Witness #2 Printed Name: Melissa Webb

State of: FL

County of: Orange

The foregoing instrument was acknowledged before me this 30th day of July, 2018, by David Patenaude a/k/a David C. Patenaude and Roger Patenaude a/k/a Roger B. Patenaude, who I are personally known to me or who has produced BoDA as identification.

(SEAL)

Melissa Webb
Notary Public
Print Name: Melissa Webb

My Commission Expires

