

10/11/2018 1:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2294807

Prepared by and return to:

Julia C. McKillop

McKillop Law Firm, P.L.

2350 Fruitville Road, First Floor

Sarasota, FL 34237

941-400-8998

Doc Stamp-Deed: \$0.70

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Trustee's Quit Claim Deed

This Quit Claim Deed made this 7th day of September, 2018, by and between **DAVID R. COHEN, AS TRUSTEE OF THE SUPERIOR LAND HOLDINGS TRUST, DATED APRIL 25, 2006**, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property under Florida Statutes sections 689.071 and 689.073, **Grantor**, and **SUPERIOR PROPERTY VENTURES, LLC**, a Florida limited liability company, whose post office address is 6556 Superior Avenue, Sarasota, FL 34231, **Grantee**:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lots 13 and 14, Block 4, GULF GATE SUBDIVISION, Unit No. 2, as per the plat thereof, as recorded in Plat Book 16, Pages 11 and 11A, of the Public Records of Sarasota County, Florida.

Parcel Identification Numbers: 0104010073 and 0104010072

THE SUBJECT PROPERTIES ARE NOT THE HOMESTEAD OF THE GRANTOR.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the Trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if there be any) of record in said county given to secure the payment of money, remaining unreleased at the date of the delivery hereof, and covenants, conditions, restrictions, and easements of record.

****This deed has been prepared without the benefit of a title search or examination and preparer assumes no liability therefore.****

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:

Brandie Adams
Witness Name: Brandie Adams

[Signature] (Seal)
DAVID R. COHEN, AS TRUSTEE OF THE SUPERIOR LAND HOLDINGS TRUST, DATED APRIL 25, 2006

Denette Olson
Witness Name: Denette Olson

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 7th day of September, 2017 by **DAVID R. COHEN, AS TRUSTEE OF THE SUPERIOR LAND HOLDINGS TRUST, DATED APRIL 25, 2006**, who [] is personally known or has produced FL Drivers License as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Julia McKillop
My Commission Expires: 2/26/20

