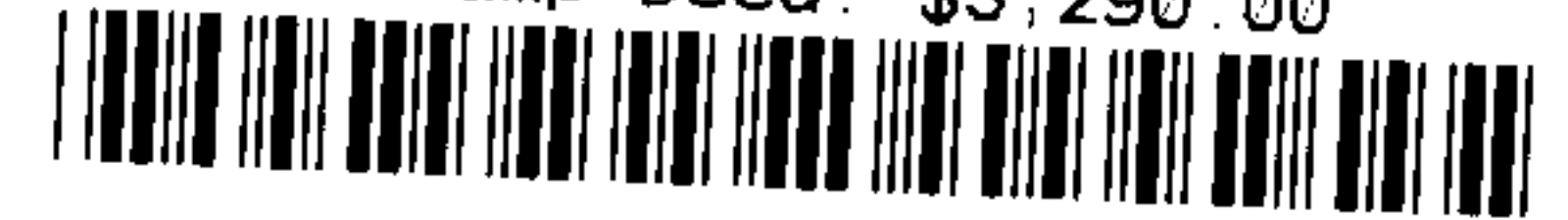


RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2018135104 2 PG(S)  
October 12, 2018 08:16:09 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Prepared by and return to:

William A. Dooley, P.A.  
2042 Bee Ridge Road  
Sarasota, FL 34239  
941-556-7200  
File Number: 2076-001

Doc Stamp-Deed: \$3,290.00



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## Warranty Deed

**This Warranty Deed** made this 5th day of October, 2018 between Lauren Jane Investments, LLC, a Florida limited liability company whose post office address is 248 Babbling Brook Run, Bradenton, FL 34212, grantor, and 70 x 7 Enterprises, LLC, a Florida limited liability company whose post office address is 3900 Clark Road, Suite J-5, Sarasota, FL 34233, 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 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:

**Units 1 & 2, Building A, LAKESHORE VILLAGE PLAZA CONDOMINIUM, PHASE I, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1653, Page 735 and amendments thereto, and as per plat thereof, recorded in Condominium Book 21, Page 48, and amendments thereto, of the Public Records of SARASOTA County, Florida.**

**Parcel Identification Number: 0099033001 and 0099033002**

Subject to easements, restrictions and reservations 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; 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 Name: Julia Eason

  
Witness Name: Chris Flores

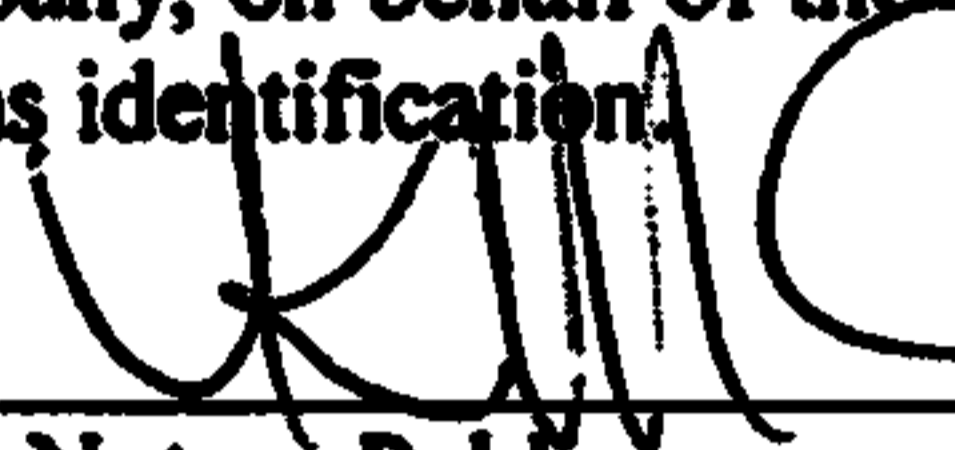
Lauren Jane Investments, LLC, a Florida limited liability company

By:   
Michael H. Radell, Manager

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 5th day of October, 2018 by Michael H. Radell, Manager of Lauren Jane Investments, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: Kathleen P. McCarren

My Commission Expires: 4/21/19

