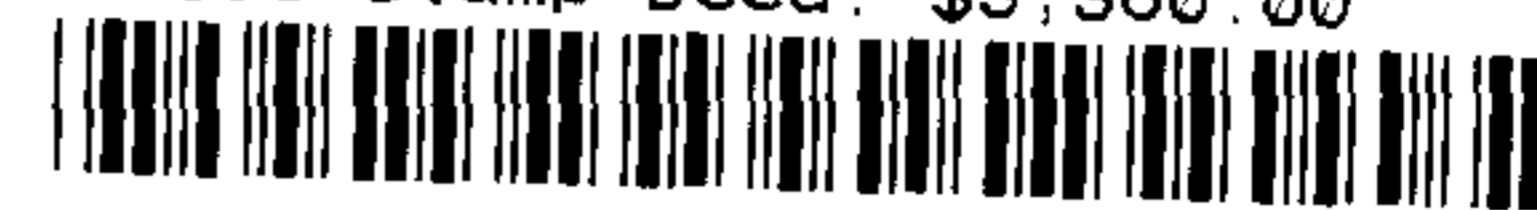


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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018144855 2 PG(S)
November 02, 2018 01:10:15 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

THIS INSTRUMENT PREPARED BY:
✓ KURT F LEWIS
6624 Gateway Avenue
Sarasota, Florida 34231

Doc Stamp-Deed: \$3,360.00


WARRANTY DEED

CONSIDERATION \$480,000.00

THIS WARRANTY DEED made this October 28, 2018, by JEAN A LAPATO, called the Grantor, to A & R MGMT LLC, a Florida Limited Liability Company, called the Grantee,

IN CONSIDERATION of the sum of \$10.00 and other valuable consideration, the receipt of which is acknowledged, the GRANTOR sells and conveys to the GRANTEE all that certain property situate in Sarasota County, Florida, described as follows:

Parcel 1

Street Address: 6544 Superior Avenue, Sarasota, FL 34231
Real Estate Tax ID # 0104010076
Legal Description:

Lot 10, Block 4, GULF GATE SUBDIVISION Unit 2, per plat thereof recorded in Plat Book 16 at Pages 11 and 11A of the Public Records of Sarasota County, Florida

Parcel 2

Street Address: 6548 Superior Avenue, Sarasota, FL 34231
Real Estate Tax ID # 0104010075
Legal Description:

Lot 11, Block 4, GULF GATE SUBDIVISION Unit 2, per plat thereof recorded in Plat Book 16 at Pages 11 and 11A of the Public Records of Sarasota County, Florida

Parcel 3

Street Address: 6552 Superior Avenue, Sarasota, FL 34231
Real Estate Tax ID # 0104010074
Legal Description:

Lot 12, Block 4, GULF GATE SUBDIVISION Unit 2, per plat thereof recorded in Plat Book 16 at Pages 11 and 11A of the Public Records of Sarasota County, Florida

THIS IS COMMERCIAL PROPERTY AND NEITHER GRANTOR NOR ANY MEMBER OF GRANTOR'S FAMILY HAS EVER RESIDED ON SAME

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GRANTOR - JEAN A LAPATO
of 11829 Hunter Creek Road, Venice, FL 34293

GRANTEE - A & R MGMT LLC
of 71-63 166 St, Fresh Meadows, NY 11365

SUBJECT TO:
Any and all easements, restrictions and reservations of record
Taxes for current and subsequent years


TOGETHER with all improvements located on the property and any and all easements or benefits enjoyed or owned by the GRANTOR pertaining to the property.

GRANTOR WARRANT AS FOLLOWS:

1. Grantor is the legal owner of the land and improvements and has the legal right and authority to sell or convey the land to the GRANTEE.
2. Grantor has title to the land and will defend the title against the lawful claims of any third parties.
3. The land is free and clear of all encumbrances except those listed above and the real estate taxes accruing subsequent to December 31 of the prior year.

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

Signed, Sealed and Delivered in our presence:

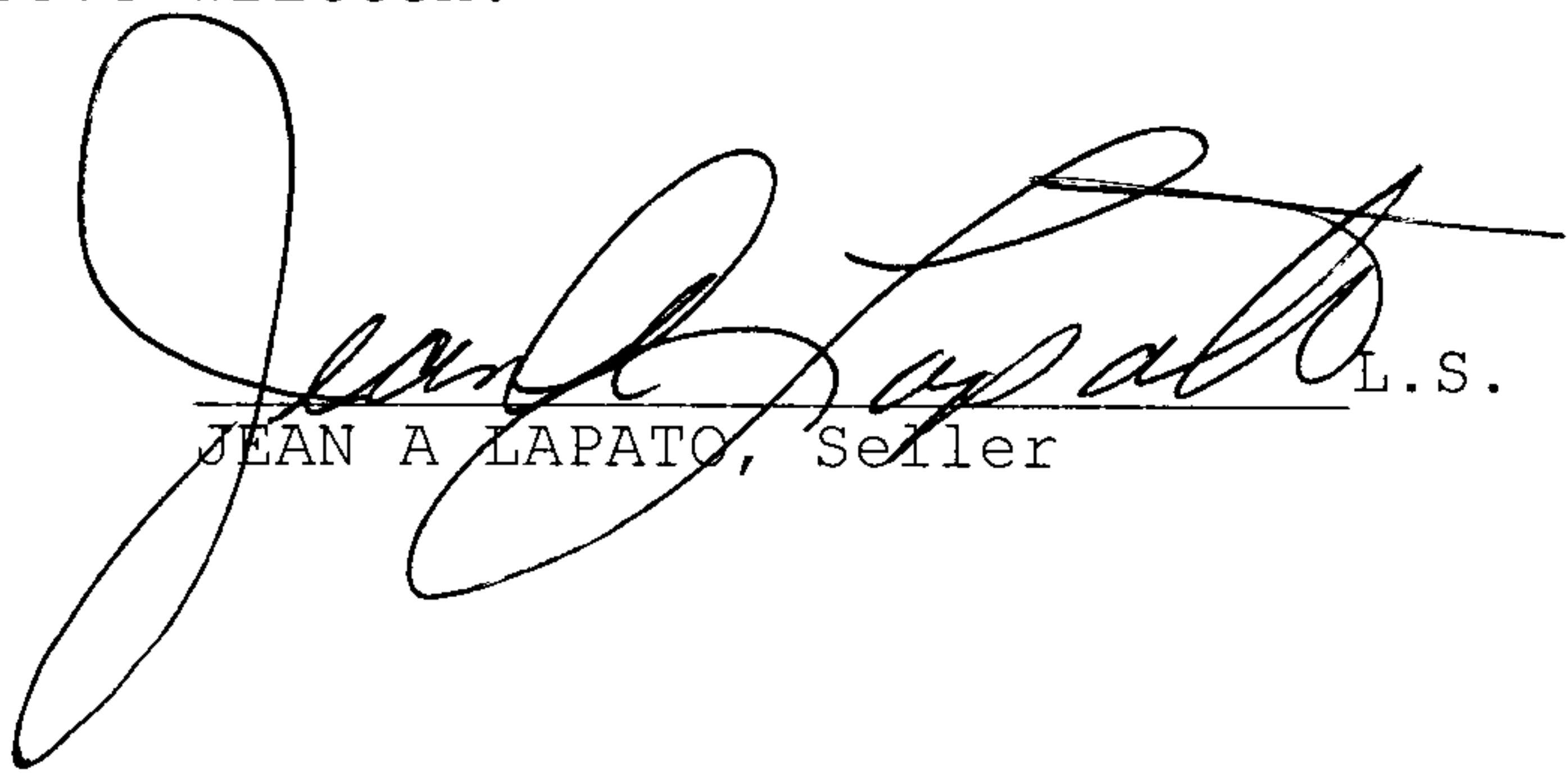


Kurt Flewis



Martha L Taylor

STATE OF FLORIDA
COUNTY OF Sarasota



JEAN A LAPATO, Seller L.S.

THE FOREGOING INSTRUMENT was sworn to, acknowledged and subscribed before me this October 28, 2018, by JEAN A LAPATO who is personally known to me or who produced FL DL as identification.

NOTARY PUBLIC

sign _____
print name
commission#/exp date
seal

