

V REC 18.50
D/S 6,475.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019008716 2 PG(S)
January 23, 2019 03:52:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$6,475.00



Prepared by and return to:

Holly M. Nikolich

Attorney at Law

Mika & Nikolich, P.A.

1330 Main Street, 2nd Floor Office # 15

Sarasota, FL 34236

941-926-1950

File Number: 18-0028

Will Call No.:

[Space Above This Line For Recording Data]

17th Warranty Deed January, 2019

This Warranty Deed made this ~~23rd~~ day of ~~December, 2018~~ ^{January, 2019} between Elena M. Jones, a married woman whose post office address is 2127 Lusitania Dr., Sarasota, FL 34231, grantor, and 7753 Hawkins, LLC, a Florida limited liability company whose post office address is 7753 Hawkins Road, Sarasota, FL 34241, 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:

Tract 3 Legal Description:

That part of Section 16, Township 37 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at a 5/8" iron rod with plastic cap stamped "PLS 3868" at the intersection of the Southerly right of way line of Clark Road with the Southerly right of way of State Road 72 (also known as Sugar Bowl Road), recorded in Road Plat Book 1, Page 52, Public Records of Sarasota County, Florida; thence along the Southerly right of way line of said State Road 72, South 56 degrees 10 minutes 13 seconds East, 1111.72 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334"; thence leaving said right of way line and along the Easterly line of lands described in Official Records Book 2034, Page 2226, Public Records of Sarasota County, Florida; South 00 degrees 09 minutes 23 seconds West, 799.94 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334", for a Point of Beginning; thence continue along said Easterly line South 00 degrees 09 minutes 23 seconds West, 733.60 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334" lying on the Northerly maintained right of way line of Hawkins Road per Road Plat Book 4, Page 13, Public Records of Sarasota County, Florida; thence along said maintained right of way line, North 88 degrees 17 minutes 37 seconds East, 298.04 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334"; thence leaving said maintained right of way line North 00 degrees 09 minutes 23 seconds East, 732.19 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334"; thence South 88 degrees 33 minutes 52 seconds West, 298.00 feet to the Point of Beginning.

Parcel Identification Number: 0281050014

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 2127 Lusitania Drive, Sarasota, FL 34231.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

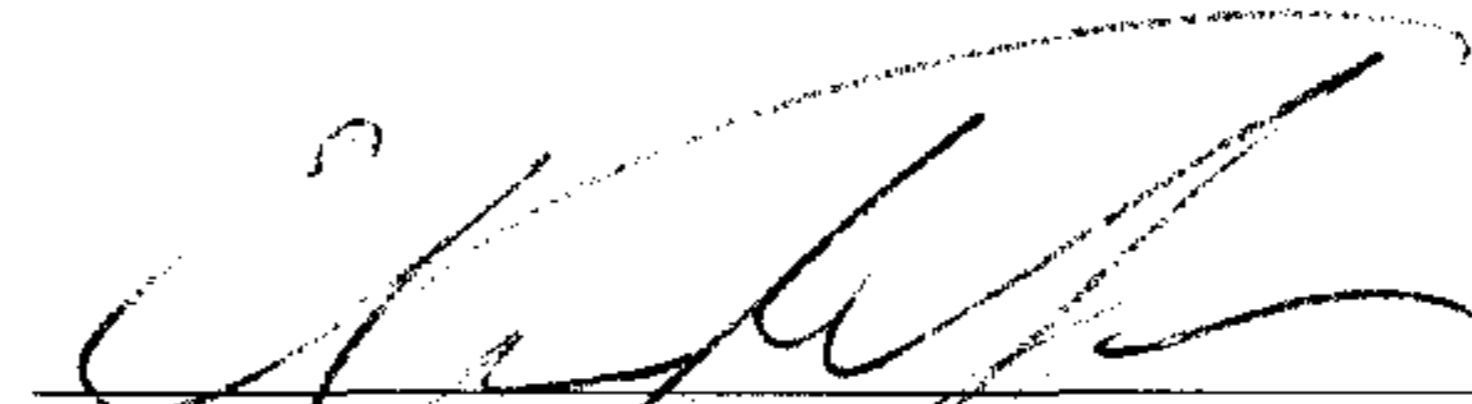
To Have and to Hold, the same in fee simple forever.

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, 2018**.

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: Cory Zarem

 (Seal)
Elena M. Jones

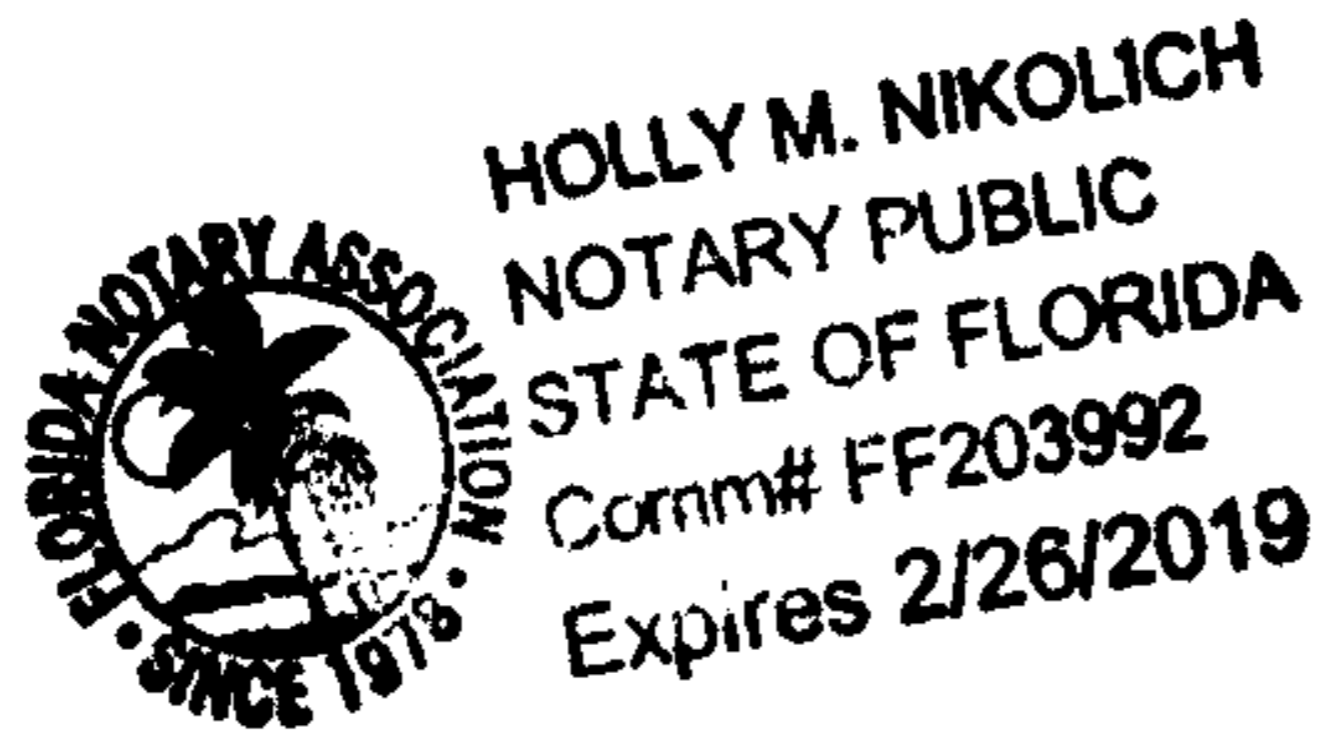
~~Cory Zarem~~ Holly Nikolich
Witness Name: Holly Nikolich

State of Florida
County of Sarasota

4th January, 2019

The foregoing instrument was acknowledged before me this 27th day of ~~December~~, 2018 by Elena M. Jones, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Holly Nikolich
Notary Public

Printed Name: Holly Nikolich

My Commission Expires: 2/26/19