

Prepared by:  
Lloyd Granet, P.A.  
2295 NW Corporate Blvd., Suite 235  
Boca Raton, FL 33431

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2019017100 6 PG(S)

2/12/2019 11:11 AM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 2335650

Parcel ID# 2025130056

Doc Stamp-Deed: \$21,000.00

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 11<sup>th</sup> day of February, 2019, between **SARASOTA COCOANUT, LLC, a Florida limited liability company** ("Grantor"), whose address is 300 Avenue of the Champions, Suite 140, Palm Beach Gardens, FL 33418 and **1045 Cocoanut LLC, a Florida limited liability company** ("Grantee"), whose mailing address is PO Box 3946, Alpharetta, Ga. 30023

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten and No/100ths dollars (\$10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto Grantee, and Grantee's successors and assigns forever, that certain real property in the County of **Sarasota** and State of Florida (the "Property"), more particularly described on **Exhibit "A"**, attached hereto and made a part hereof.

Together with all easements, tenements, hereditaments and appurtenances belonging or in anyways appertaining to the Property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the Property, and all estate, right, title, interest, claims and demands whatsoever of the Grantor, either in law or in equity, of, in, and to the Property.

Together with all buildings and improvements located on the Property.

**TO HAVE AND TO HOLD** the above granted, bargained and described premises, with the appurtenances thereto, unto said Grantee to Grantee's own proper use, benefit and behoof forever, subject to:

All laws, and all restrictions, covenants, conditions, limitations, agreements, reservations and easements recorded in the public records to otherwise established with respect to the aforesaid Property; pending governmental liens for public improvements as of the date hereof; and real property taxes and assessments affecting the Property for the year 2019 and thereafter.

**AND**, Grantor does hereby specially warrant the title to said land, and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

**{SIGNATURE PAGE FOLLOWS}**

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year above set forth.

GRANTOR:

SARASOTA COCOANUT, LLC,  
a Florida limited liability company

WITNESSES:

Nadia Botolia  
Print Name: Nadia Botolia

Joshua J. Jemethi  
Print Name: JOSHUA JEMETHI

By: RB BEACHWAY, LLC,  
a Florida limited liability company  
Its: Member

By: BEACHWAY MGM, LLC,  
a Florida limited liability company

Its: Member

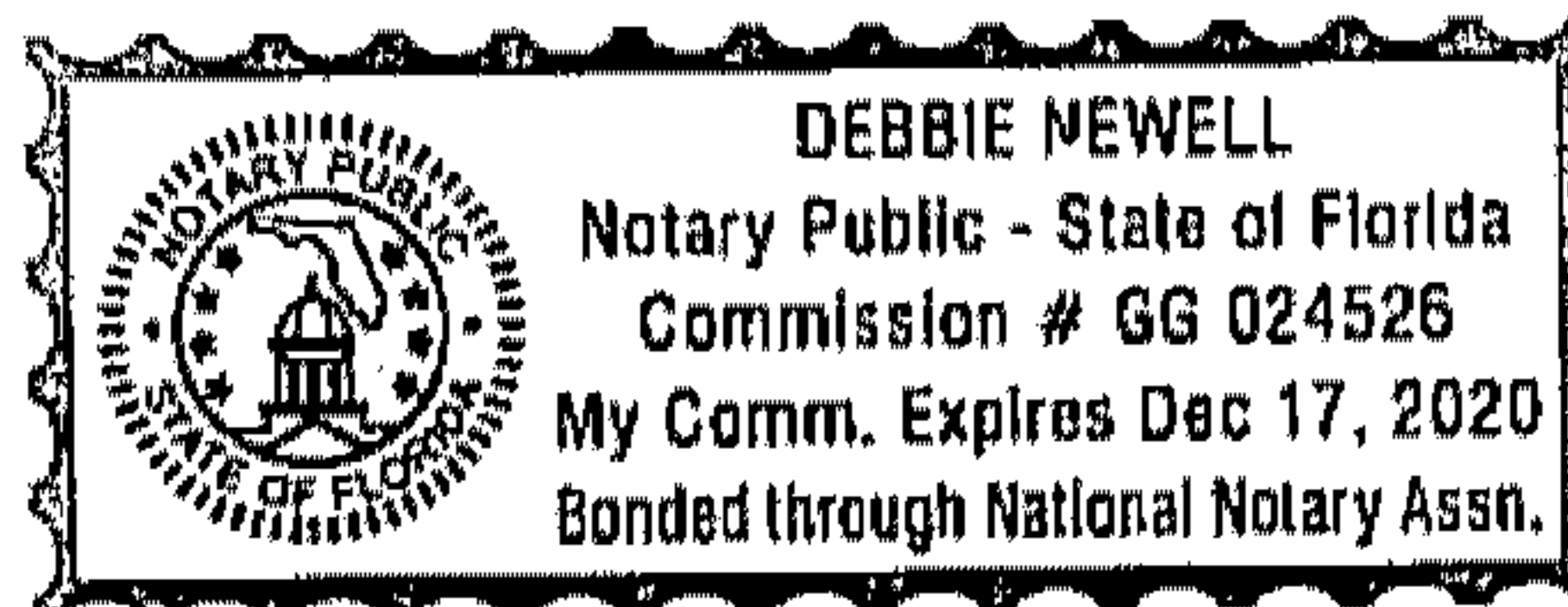
By: [Signature]  
Richard Baer, Member

State of Florida  
County of Palm Beach

Sworn to and subscribed before me this 8th day of February, 2019, by Richard Baer, duly authorized on behalf of BEACHWAY MGM, LLC, a Florida limited liability company, the member of RB BEACHWAY, LLC, a Florida limited liability company, the member of SARASOTA COCOANUT, LLC, a Florida limited liability company, who (✓) is personally known to me or ( ) produced the following identification: \_\_\_\_\_.

(Notary Seal)

Debbie Newell



**EXHIBIT "A"**

Lots 6, 7, 8, 9 and 10, Block 5, Boulevard Addition to Sarasota, according to the plat thereof as recorded in Plat Book A, Page 31 of the Public Records of Sarasota County, Florida;

LESS

The east 7.5 feet dedicated for road right-of-way; and

TOGETHER WITH

The east 1/2 of a vacated alley lying adjacent to captioned property as described in Vacation Ordinance No. 04-4521 and recorded in Official Records Instrument Number 2004053982 of the Public Records of Sarasota County, Florida.


### **LIMITED LIABILITY COMPANY AFFIDAVIT**

Before me, the undersigned authority, personally appeared Richard Baer ("Affiant"), solely in his capacity as member of BEACHWAY MGM, LLC, a Florida limited liability company, the member of RB BEACHWAY, LLC, a Florida limited liability company, the member of SARASOTA COCOANUT, LLC, a Florida limited liability company, (the "Company"), and not personally, who, being duly sworn according to law, deposes and says:

1. The Company is a Florida limited liability company. The Company is currently in existence under valid articles of organization and has not been terminated or dissolved.
2. The Company is the owner of the following described real property:  
See attached Exhibit "A" (the "Property")
3. The Company is member managed.
4. The Company has not filed bankruptcy since the Company took title to the Property.
5. The Company is a sole member limited liability company and no creditors have acquired or attempted to acquire control of the Company by execution of the member's interest or otherwise.
6. The member of the Company is not a debtor in bankruptcy and has not been a debtor in bankruptcy since becoming the member of the Company.
7. The member of the Company is not dissociated, nor wrongfully caused dissolution of the Company.
8. The member, in its capacity as the sole manager of the Company, is authorized to execute any instruments affecting the Property on behalf of the Company.
9. Under penalties of perjury, Affiant declares that Affiant has read the foregoing document and that the facts stated in it are true.

*{Signature Page Follows}*



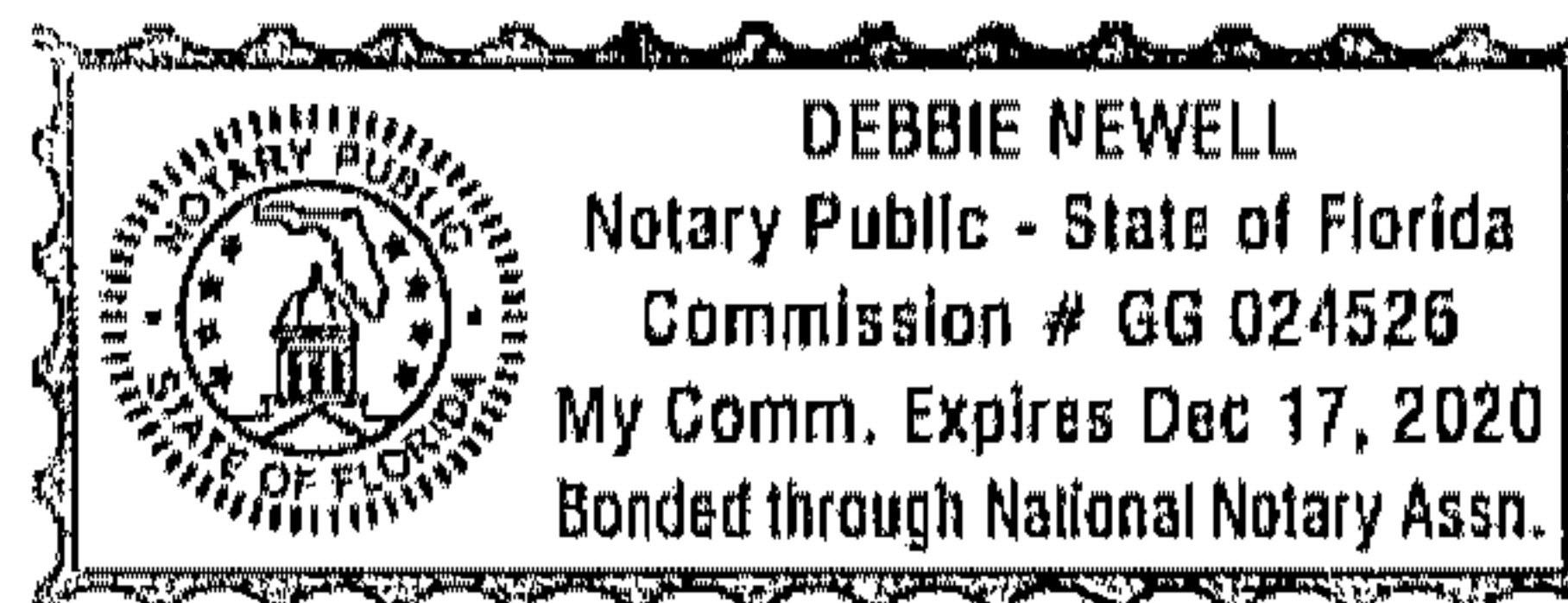
By:   
Richard Baer, Member and not in his personal capacity

State of Florida  
County of Palm Beach

Sworn to and subscribed before me this 8th day of February, 2019, by Richard Baer, duly authorized on behalf of BEACHWAY MGM, LLC, a Florida limited liability company, the member of RB BEACHWAY, LLC, a Florida limited liability company, the member of SARASOTA COCOANUT, LLC, a Florida limited liability company, who (✓) is personally known to me or ( ) produced the following identification:

(Notary Seal)

Alchimie Newell  
Notary Public



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