

3/20/2019 12:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2349396

*This instrument was prepared by  
and should be returned to:*

Tyler Hill, Attorney  
Hill Ward Henderson  
Bank of America Plaza, Suite 3700  
101 East Kennedy Boulevard  
Tampa, Florida 33602

**CORRECTIVE DEED**

THIS CORRECTIVE DEED is made on March 20, 2019, by BUGO, LLC, a Florida limited liability company ("Grantor"), whose mailing address is 12509 Highfield Circle, Lakewood Ranch, Florida 34202, to and in favor of DENNIS MAKAREWICZ and CHRISTINE MAKAREWICZ, husband and wife ("Grantee"), whose mailing address is 1491 East Venice Avenue, Suite A, Venice, Florida 34292.

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto Grantee, its successors and assigns, all that certain land located in Sarasota County, Florida, more fully described as follows:

Unit 1491-B, VENICE PLAZA OFFICE PARK, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument No. 2010073324, as thereafter amended, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

Being a portion of Lot 3, Venice Commons, according to the plat thereof, as recorded in Plat Book 46, Pages 20 and 21, of the public records of Sarasota County, Florida, also lying in Section 9, Township 39 South, Range 19 East, Sarasota County, Florida

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.

Grantor does hereby covenant that it is lawfully seized of the above-described land in fee simple, it has good, right and lawful authority to sell and convey the above-described land,

**NOTE TO CLERK: ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE ON THIS CORRECTIVE DEED BECAUSE THIS INSTRUMENT IS BEING RECORDED IN ORDER TO CORRECT THE LEGAL DESCRIPTION AFFIXED TO THE SPECIAL WARRANTY DEEDS RECORDED AS INSTRUMENT NUMBERS 2010073326 AND 2013131235, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

and it warrants that it will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but against none other, subject to easements, reservations, restrictive covenants, and assessments of record, zoning laws, and all taxes and assessments for the current and subsequent years. Except for the special warranty of title made in this deed of conveyance, Grantor makes no other representations, warranties or covenants herein and hereby expressly disclaims all implied representations, warranties and covenants, whether arising by operation of law, by statute or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

GRANTOR:

BUGO, LLC, a Florida limited liability company

Witnesses:

*Henry L. Dogda*  
Print Name: Henry L. Dogda  
*Betty A. Plaia*  
Print Name: Betty A. Plaia

By: *Jessica M. Buezo de Gonzalez*  
Jessica M. Buezo de Gonzalez, Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on June 22, 2018, by Jessica M. Buezo de Gonzalez, as Manager of BUGO, LLC, a Florida limited liability company, on behalf of the limited liability company. Such officer is personally known to me or has produced a valid driver's license as identification.

*Theresa A. D'Angelo*  
NOTARY PUBLIC

My Commission Expires: 09/04/2020

