

Prepared by:
Compass Land & Title of North Pinellas, Inc.
2945 Alternate 19 North, Suite B
Palm Harbor, Florida 34683

3/28/2019 4:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

File Number: PH19-064

SIMPLIFILE

Receipt # 2353225

Doc Stamp-Deed: \$7,700.00

Consideration: \$1,100,000.00

General Warranty Deed

Made this March 28, 2019 A.D. By **K.N.J.A. LLC, a Florida Limited Liability Company**, whose address is: 2 North Tuttle Avenue, Sarasota, Florida 34237, hereinafter called the grantor, to **LGD Properties, LLC, a Florida Limited Liability Company**, whose post office address is: 556 13th Avenue NE, Saint Petersburg, Florida 33701, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Commence at the intersection of the center line of Fruitville Road and center line of Tuttle Avenue; thence South 00°08'22" West, along center line of Tuttle Avenue, 140.00 feet for a Point of Beginning; thence East 125.00 feet; thence South 02°03' East, 175.18 feet; thence North 89°04' West, 132.22 feet to the center line of said Tuttle Avenue; thence North 00°08'22" East, along said center line, 174.64 feet to the Point of Beginning. LESS the Westerly 48.33 feet thereof for Tuttle Avenue. Lying and being in Section 21, Township 36 South, Range 18 East, Sarasota County, Florida.

Parcel ID Number: 2031040005

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.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

M. Carrube
Witness Printed Name Morgan Carrube

[Signature]
Witness Printed Name Diane D. Croce

K.N.J.A. LLC, a Florida limited liability company

[Signature] (Seal)
Samuel F. Nixon, III, MGR
Address: 2 North Tuttle Avenue, Sarasota, Florida 34237

[Signature] (Seal)
James Magazine, MGR
Address: 2 North Tuttle Avenue, Sarasota, Florida 34237

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 28 day of March, 2019, by Samuel F. Nixon, III and James Magazine, MGRS of K.N.J.A. LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced FL Driver Lic. as identification.



[Signature]
Notary Public
Print Name: Diane DiCroce
My Commission Expires: 5/28/2020