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

Prepared by and return to:

**Richard D. Saba**

**Attorney at Law**

**Richard D. Saba, P.A.**

**2033 Main Street Suite 400**

**Sarasota, FL 34237**

**941-952-0990**

File Number: **Boom.Morgan**

Consideration Paid: \$235,000.00

Doc Stamp-Deed: \$1,645.00



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## Warranty Deed

**This Warranty Deed** made this 10th day of May, 2019 between **Richard B. Coble and Lesley C. Coble, husband and wife**, whose post office address is **5511 Antoinette Street, Sarasota, FL 34232**, grantor, and **1557 Lime Ave, LLC, a Florida limited liability company**, whose post office address is **6763 Timberland Lane, 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:

**Lot 29, Block A, DAY TERMINALS, as per plat thereof recorded in Plat Book 1, Page 190, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 2023030060**

**Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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:

*Erin Y. Passanite*  
Witness Name: Erin Y. Passanite  
Witness as to Both

*Richard B. Coble*  
Richard B. Coble

*Christina M. Williams*  
Witness Name: Christina M. Williams  
Witness as to Both

*Lesley C. Coble*  
Lesley C. Coble

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 10th day of May, 2019 by Richard B. Coble and Lesley C. Coble, husband and wife, who ☐ are personally known to me or who ☒ have produced their Florida driver's licenses as identification.

[Notary Seal]

*Christina M. Williams*  
Notary Public

Printed Name: Christina M Williams

My Commission Expires: July 16, 2022

