

5/31/2019 12:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2380073

Consideration: \$5,125,000.00  
Recording Fees: \$18.50  
Documentary Stamps: \$35,875.00

PREPARED BY AND RETURN TO:  
SCOTT W. DUNLAP  
DUNLAP & MORAN, P.A.  
P. O. Box 3948  
Sarasota, Florida 34230-3948  
(941) 366-0115

Doc Stamp-Deed: \$35,875.00

File No.: 16919-4

2-19049952-CT

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**WARRANTY DEED**

This Warranty Deed is made by **C & L ST. ARMANDS, LLC**, a Florida limited liability company, hereinafter referred to as "Grantor," to **431 SAC, LLC**, a Florida limited liability company, whose address is: 7978 Cooper Creek Blvd., University Park, FL 34201, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in **SARASOTA** County, Florida:

**Lots 10 & 11, Block 3, St. Armands Division, The John Ringling Estates, according to the plat thereof recorded in Plat Book 2, Page 30 and 31, of the Public Records of Sarasota County, Florida.**

The Property Appraiser's Parcel Identification Number for the above described property is: 2014050075.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Dated this 30 day of May, 2019

Witness No. 1:

Jessie Ant  
Print: Jessica Carter

GRANTOR:

**C & L ST. ARMANDS, LLC, a Florida limited liability company**

By: Cindy J. Walding  
**Cindy J. Walding, as Manager**  
7464 Aguila Dr.  
Sarasota, FL 34240

Witness No. 2:

Scott W. Dunlap  
Print: Scott W. Dunlap

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me on May 30, 2019, Cindy J. Walding, as Manager of **C & L ST. ARMANDS, LLC, a Florida limited liability company.**

Personally known:  
or Produced Identification:  
Type of Identification Produced:

[SEAL]

Scott W. Dunlap  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

