

Prepared by and Return to:
Robert E. Messick, Esq.
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
P.O. Drawer 4195
Sarasota, Florida 34230
941-953-8110

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019094735 2 PG(S)
July 12, 2019 03:14:01 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Recording 18.50
Stamps .70
Consideration 0.00

Doc Stamp-Deed: \$0.70


Parcel ID No.: 2028110017

WARRANTY DEED

GRANTOR: Bean and Machines, LLC, a Florida limited liability company, whose address is: 1298 N. Palm Avenue, Sarasota, FL 34236

GRANTEE: Giovanni Migliorini, an unmarried man, whose address is: 1298 N. Palm Avenue, Sarasota, FL 34236

Grantor, for and in consideration of the sum of \$10.00 and other considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following-described land, to wit:

Lots 1 and 2 and the north 20 feet of Lots 3 and 4, Block F, EAST ADDITION TO THE CITY OF SARASOTA, as per plat thereof recorded in Plat Book 1, pages 120 and 121, of the Public Records of Sarasota County, Florida (the "Property")

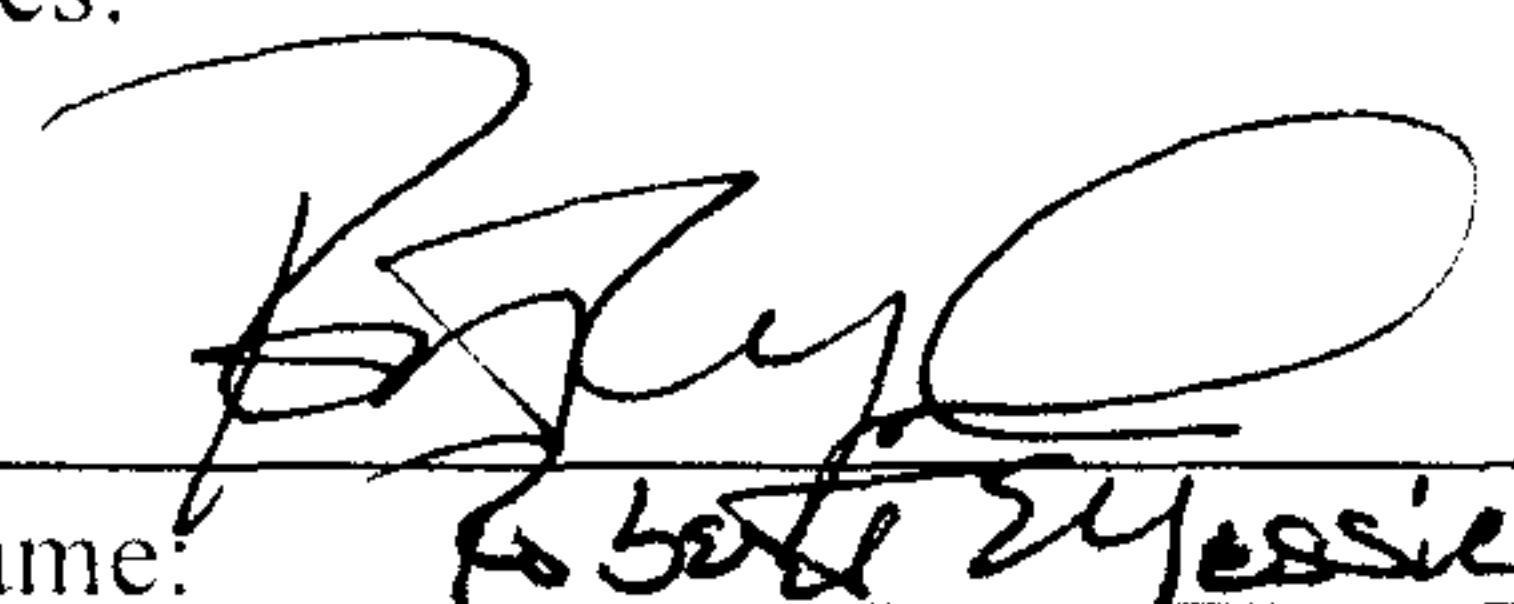
This conveyance is subject to real estate taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of record, if any.


And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

To have and to hold unto the grantees, his heirs and assigns in fee simple forever.

In Witness Whereof, the said Grantor has signed and sealed these presents this 11th day of July, 2019.

Witnesses:


Print Name: Robert E. Messick


Print Name: ELIZABETH A. BOULWARE

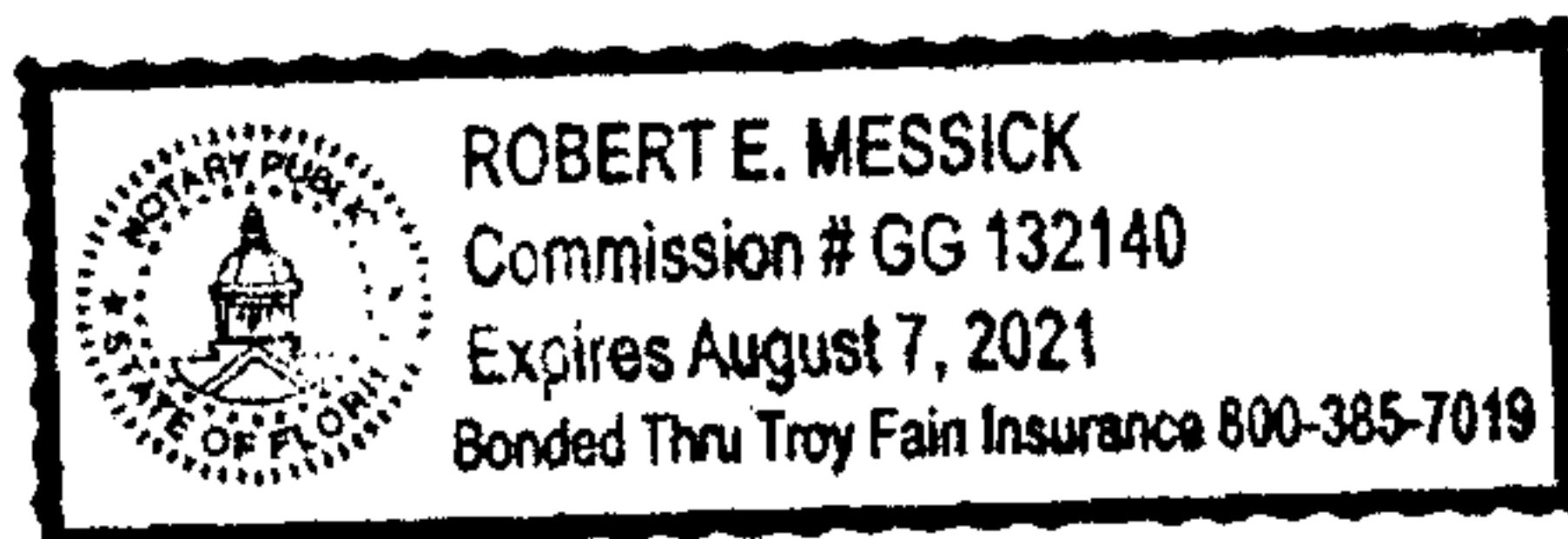
BEANS AND MACHINES, LLC, a Florida limited liability company

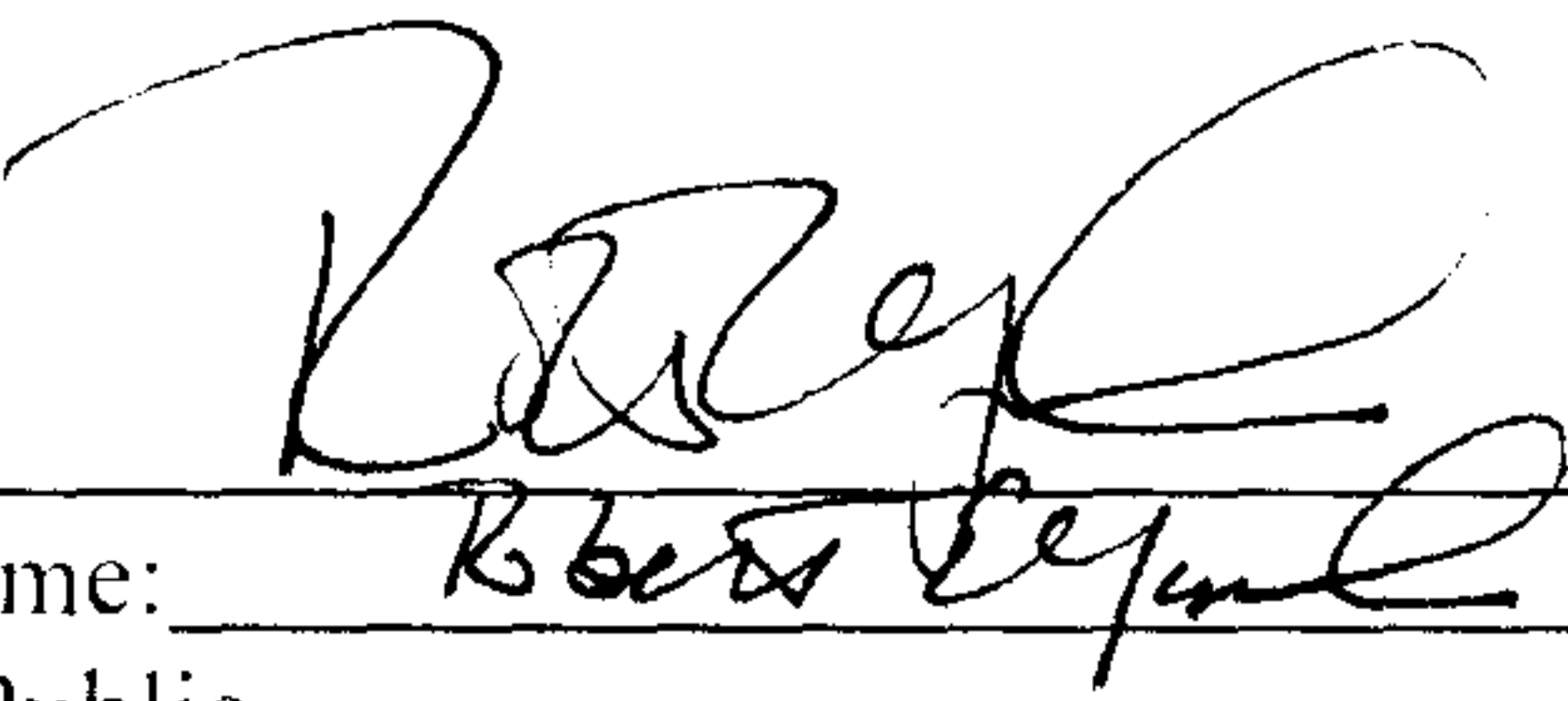
By: 
Giovanni Migliorini as its Manager

{Notary Acknowledgment page follows}

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing Warranty Deed was acknowledged before me this 11th day of July, 2019, by Giovanni Migliorini as manager of BEANS & MACHINES, LLC, a Florida limited liability company, who (☒) is personally known to me; or () has produced _____ as identification, and who did not take an oath.




Print Name: Robert E. Messick
Notary Public
My Commission Expires: _____

No Documentary Stamps Taxes being paid on this transfer of unencumbered real property from the limited liability company Grantor to the sole member of said limited liability company Grantor which is being terminated by articles of dissolution and this transfer is not an exchange for any consideration with any type whatsoever. Beneficial ownership of the real property before and after this transfer remains unchanged.

No review or examination of title to the above-described property has been made by Robert E. Messick, Esq., or the firm of Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A. The description was derived without a survey or examination of title and no opinions or representations are being made either expressly or implied by such individual or firm as to the accuracy of said description or of the current status of title.