

Consideration: \$1,200,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Evan Berlin, Esq.
3700 South Tamiami Trail, Suite 200
Sarasota, FL 34239
19-087-022

9/9/2019 12:30 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2420443

Doc Stamp-Deed: \$8,400.00

Property Appraiser's Parcel ID No.: 0408060039
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 6th day of September, 2019, by and between **BERLIN REALTY, INC. A MICHIGAN CORPORATION**, whose address is **1500 Caribbean Drive, Sarasota, FL 34231** (hereinafter "GRANTOR"), and **BPE HOLDINGS VENICE, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **3700 South Tamiami Trail, Suite 200, Sarasota, FL 34239** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOTS 14, 15, 16 AND 17, BLOCK 78, GULF VIEW SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual executing this instrument on behalf of Grantor covenants and agrees that he has full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Miranda DeTo

Printed Name MIRANDA DETO

(2) Samantha M. Bo

Printed Name Samantha M. Bo

GRANTOR:

BERLIN REALTY, INC. A MICHIGAN CORPORATION

By: Jeffrey Berlin
Its: **President**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of August, 2019, by Jeffrey Berlin, President of Berlin Realty, Inc. a Michigan corporation.

Samantha M. Bo

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: D OR Produced Identification: _____

Type of Identification Produced: _____

