

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
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Sarasota, Florida 34239
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File Number: 19-173.S

RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$19,565.00



WARRANTY DEED

This Indenture, made on September 30th 2019 by **Klasing & Klasing, L.L.C.**, a Florida limited liability company, whose address is 1751 Little Pointe Cir, Sarasota, Florida 34231, hereinafter called the grantor, to **Bersam Development Company, a Florida general partnership**, whose address is PO box 1921, Nokomis, Florida 34274, 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 **Two Million Seven Hundred Ninety Five Thousand dollars & no cents, (\$2,795,000.00)** 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:

Lots 17 and 18, Block 42, Gulf View Section of Venice, a subdivision according to the plat thereof recorded in Plat Book 2, Page 77 and 77A, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0176080002**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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 current year taxes.

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

Witnesses:

Marika Fotos
Witness Printed Name Marika Fotos

Kevin L. Klasing
Kevin L. Klasing, MGRM, Klasing & Klasing, L.L.C., a
Florida limited liability company

Natasha Selvaraj
Witness Printed Name Natasha Selvaraj

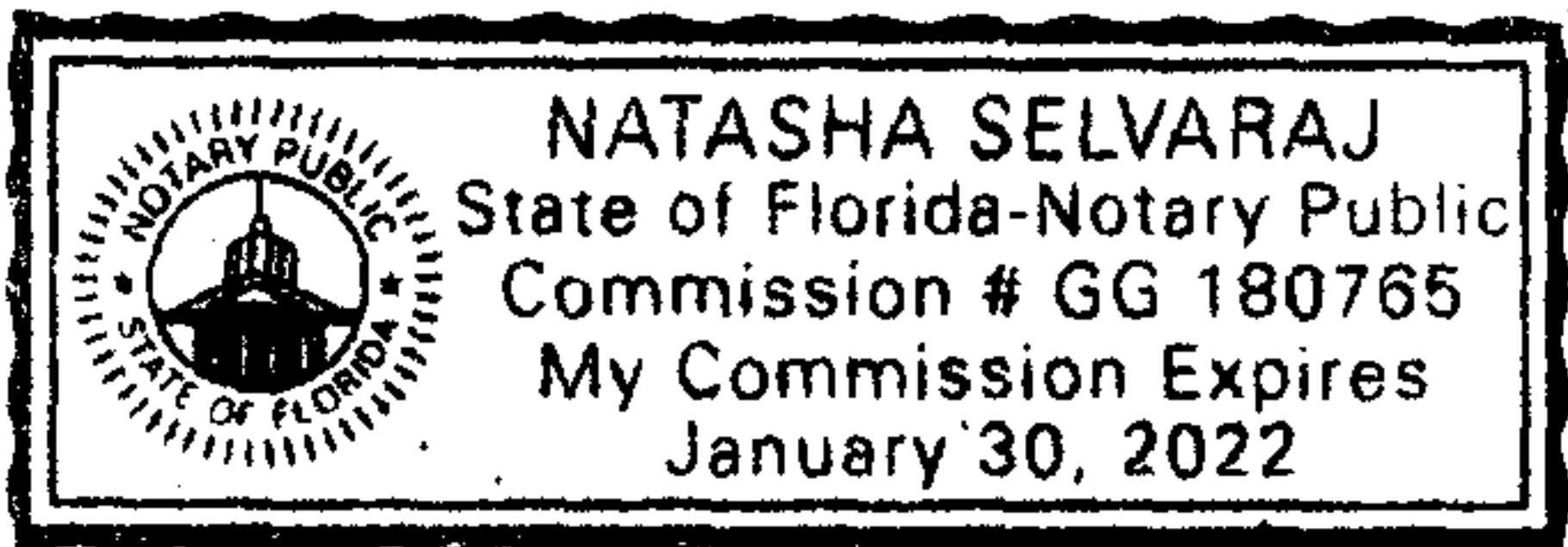
Lori A. Klasing
Lori A. Klasing, MGRM, Klasing & Klasing, L.L.C., a
Florida limited liability company

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me on ~~October~~ ^{September} 30th, 2019, by Kevin L. Klasing and Lori A. Klasing, as managing members of Klasing & Klasing, L.L.C., a Florida limited liability company, who is/are personally known to me or who has/have produced FL DL as identification.

SEAL:



Natasha Selvaraj
Notary Public
Print Name: _____
My Commission
Expires: _____