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INSTRUMENT # 2019141107 2 PG(S)
October 11, 2019 04:55:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared by and Return to:
Lauren Kohl
Gibson, Kohl & Wolff, P.L.
414 South Tamiami Trail
Osprey, FL 34229
Our File Number: 19357

Doc Stamp-Deed: \$3,304.00


Consideration: \$472,000.00

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this October 10, 2019 between **Cerida Investment Corporation, a Pennsylvania corporation formerly a Massachusetts corporation**, whose mailing address is: 3930 Commerce Avenue, Willow Grove, Pennsylvania 19090, party of the first part, and **R&JF Investco, LLC, a Tennessee limited liability company**, whose mailing address is: C/O Impact Advantage, 109 Holiday Court, Ste. D-5, Franklin, Tennessee 37067, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of Ten dollars & no cents, \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lots 10 and 11, Block A, of E.A. SMITHS SUBDIVISION of Lot 2 and subdivision of Lot 6 as recorded in Plat Book 1, Page 63, of the Public Records of Sarasota County, Florida, LESS the East 15 feet thereof, ALSO the following described tract of land: Begin at the NW corner of Lot 10, Block A, E.A. SMITHS SUBDIVISION, as recorded in Plat Book 1, Page 63, of the Public Records of Sarasota County, Florida; thence North 23.1 plus feet to North line of Lot 2 of a subdivision of NE 1/4 of NE 1/4 of Section 19, Township 36 South, Range 18 East as recorded in Plat Book 1, Page 177, Public Records of Manatee County, Florida (being in Plat Book A, Page 49, of the Public Records of Sarasota County, Florida); thence East along North line said Lot 2, 110 feet to a point 23.1 plus feet directly North of NE corner of said Lot 10, Block A, E.A. SMITHS SUBDIVISION, then South to NE corner of said Lot 10, Block A, E.A. SMITHS SUBDIVISION, thence West along North Line of said Lot 10, Block A, E.A. SMITHS SUBDIVISION, to the Point of Beginning, LESS the East 15 feet thereof.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 8th day of October, 2019.

Signed, sealed and delivered in the presence of:

Cerida Investment Corporation, a Pennsylvania corporation
formerly a Massachusetts corporation

Witness Signature: [Signature]

By: [Signature]

Print witness # 1 name David Murdra

Print Name: Gary A. Pudles
Title: President

Witness Signature: [Signature]

Print witness # 2 name RICHARD SOLTOFF

State of Pennsylvania
County of Montgomery

I am a Notary Public of the State of Pennsylvania, and my commission expires on 10-5-20. THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of October, 2019 by Gary A. Pudles, as President of Cerida Investment Corporation, a Pennsylvania corporation formerly a Massachusetts corporation who is/are personally known to me or who produced _____ as identification and did take an oath.

Beverly L. Brown
Notary Public
Notary Seal

