

10/23/2019 10:53 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2438357

Consideration: \$216,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Evan Berlin, Esq.
3700 South Tamiami Trail
Suite 200
Sarasota, FL 34239
19-15722-001

Doc Stamp-Deed: \$1,512.00

Property Appraiser's Parcel ID No.: 0238-03-0010

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this ____ day of October, 2019, by and between **JLW Lake Doctors LLC**, a Florida limited liability company, whose address is **3543 Florida 419, Winter Springs, FL 32708** (hereinafter "GRANTOR"), and **Yosvel Garcia**, a married man, whose address is **2710 Oakmere Lane, Sarasota, FL 34231** (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:

LOT 63, EASTERN INDUSTRIAL PARK, SECTION ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGES 31, 31A TO 31D, INCLUSIVE, 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(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have 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) [Signature]

Printed Name Cathie Barrett

(2) [Signature]

Printed Name Jessica Shadron

GRANTOR:

JLW LAKE DOCTORS LLC, A FLORIDA
LIMITED LIABILITY COMPANY

By: [Signature]

James L. Williams

Its: Manager

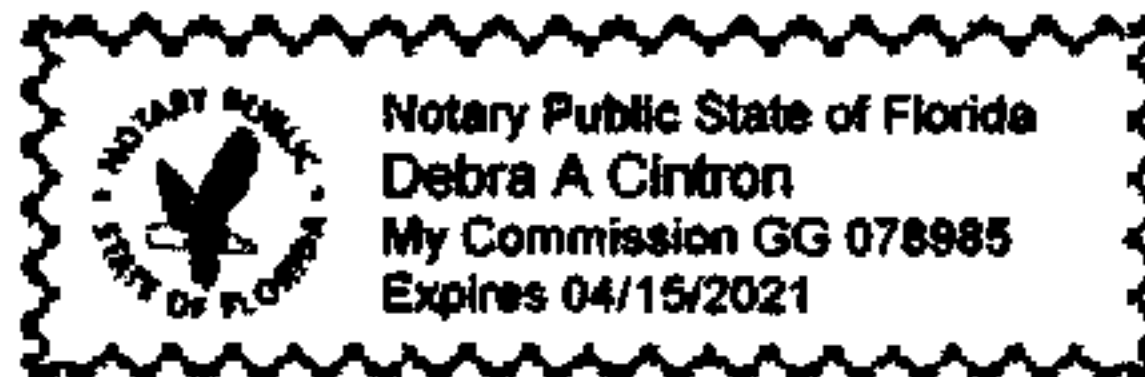
STATE OF Florida
COUNTY OF Summit

The foregoing instrument was acknowledged before me this 15th day of October, 2019, by James L. Williams, as Manager of JLW Lake Doctors LLC, a Florida limited liability company.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____

Type of Identification

Produced: _____