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File Number: DR TEST

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2020003840 2 PG(S)  
January 09, 2020 04:54:30 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$1,470.00



## General Warranty Deed

Made this January 7, 2020 A.D. By **Christine Shaffer, an unmarried woman**, whose address is: 2301 Bayshore Gardens Parkway, Bradenton, Florida 34207, hereinafter called the grantor, to **ZZCAN, LLC, a Florida limited liability company**, whose post office address is: 5020 Clark Road, #423, Sarasota, FL 34233, 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 HUNDRED TEN THOUSAND AND 00/100, (\$210,000.00)** 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:

**LOT 16 AND THE EAST 25 FEET OF LOT 15, BLOCK A, PLAT OF GOLF VIEW, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 88, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Parcel ID Number: **2029-01-0025**

**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 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 taxes accruing subsequent to December 31, 2019.

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

Signed, sealed and delivered in our presence:

Terence Matthews  
Print Name: Terence Matthews  
Christine Shaffer  
Print Name: Christine Shaffer

Christine Shaffer  
Christine Shaffer

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 7 day of January, 2020, by Christine Shaffer, an unmarried woman, who is/are personally known to me or who has produced Fla. Driver's License as identification.

T. Matthews  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission # GG426487 Commission Expires: \_\_\_\_\_  
EXPIRES: April 28, 2023  
Bonded Thru Notary Public Underwriters