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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2476835

Doc Stamp-Deed: \$5,530.00

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Rec 1850
Doc 5530.00

Special Warranty Deed

This Special Warranty Deed made this January 31, 2020, between **Martin B. Freedman, a single man, and Gracie Finkel Freedman, a single woman**, whose post office address is 600 SE 5th Avenue, #S907, Boca Raton, FL 33432, Grantor, and **Lakeview Properties, LLC, a Montana limited liability company, as to an undivided 45.296% and Gersh Properties, LLC, a Montana Limited Liability Company, as to an undivided 21.371% and Richard L. Geisenfeld, as Trustee of the NNNI.com, LLC Defined Benefit Pension Plan, as to an undivided 33.333%**, whose post office address is 121 Wisconsin Avenue, Whitefish, MT 59937, Grantee:

(Whenever used herein the terms 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 16, PALMER COMMERCIAL PARK, as recorded in Plat Book 25, Page 43, of the Public Records of Sarasota County, Florida; LESS the easement to the State of Florida Department of Transportation pursuant to the deed dated May 4, 2006, recorded as Instrument # 2006088156 in the Public Records of Sarasota, Florida.

Parcel Identification Number: 2025090001

Subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; and existing zoning and governmental regulations.

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 claiming by, through or under Grantors.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Maria R. Maepster
Witness Name: Maria R. Maepster

Martin B. Freedman (Seal)
Martin B. Freedman

David D. Weisman
Witness Name: David D. Weisman

Gracie Finkel Freedman (Seal)
Gracie Finkel Freedman

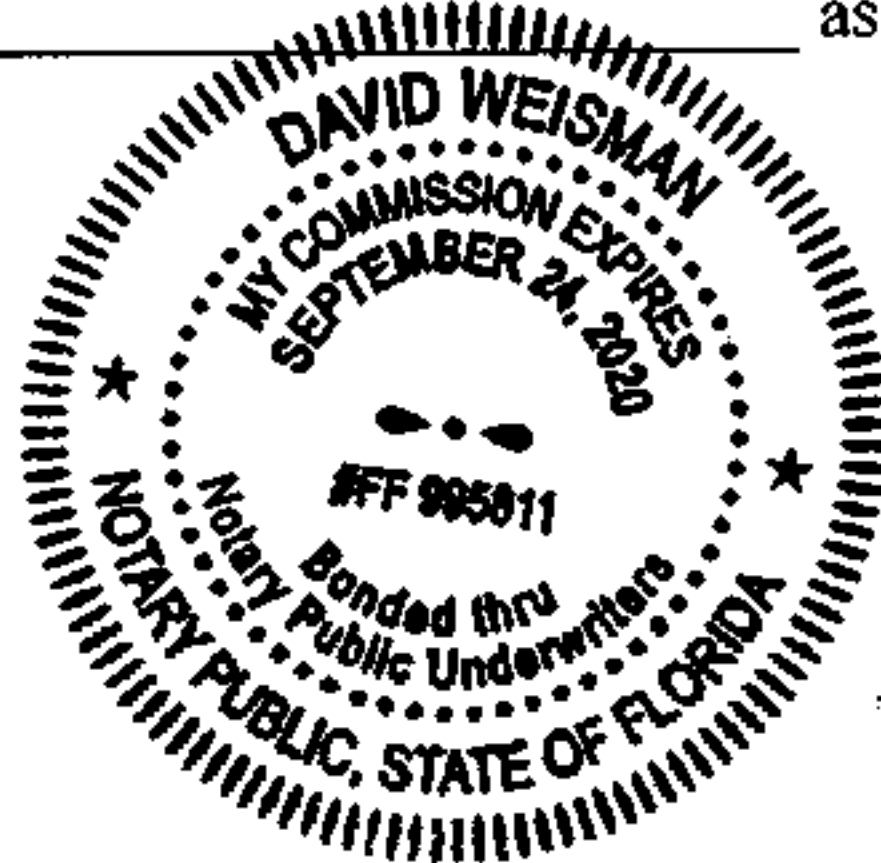
Maria R. Maepster
Witness Name: Maria R. Maepster

David D. Weisman
Witness Name: David D. Weisman

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence this 30th day of January, 2020, by Martin B. Freedman, a single man, who ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



David D. Weisman
Notary Public

Printed Name: David D. Weisman

My Commission Expires: _____

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence this 30th day of January, 2020, by Gracie Finkel Freedman, a single woman, who ☐ is personally known to me or ☒ has produced FL DL as identification.

[Notary Seal]



David D. Weisman
Notary Public

Printed Name: David D. Weisman

My Commission Expires: _____