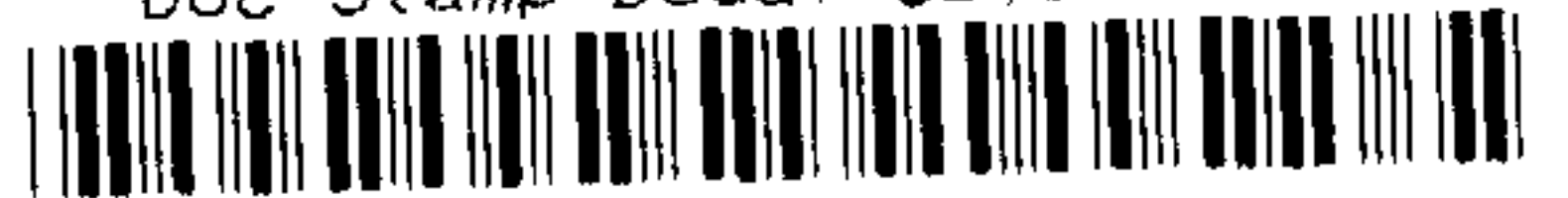


CONSIDERATION \$299,900.00  
DOC TAX \$2,099.30  
RECORD \$ 18.50

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2020016903 2 PG(S)  
February 05, 2020 04:18:47 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

PARCEL ID NO.: 2030152002

Doc Stamp-Deed: \$2,099.30  


Prepared by and return to:

**WILLIAMS PARKER**  
HARRISON DIETZ & GETZEN

200 South Orange Avenue  
Sarasota, Florida 34236  
(941) 366-4800  
Attention: Kyle D. Elliott, Esq.

### WARRANTY DEED

**THIS INDENTURE** made February 5th, 2020, by and between BAS OF MANATEE, LLC, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 3911 Golf Park Loop, Bradenton, FL 34203, and FRUITVILLE PT REAL ESTATE, LLC, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 5045 Fruitville Road, Unit 131, Sarasota, FL 34232.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Unit 102, FRUITVILLE BUSINESS PARK, an Office Condominium, according to The Declaration of Condominium recorded in the Official Records as Instrument Number 2004101409, and all exhibits and amendments thereof, and recorded in Condominium Book 37, Page 2, Public Records of Sarasota County, Florida.


Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.


together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the

terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.


IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

WITNESSES:

  
Witness Name: Derek Robbins

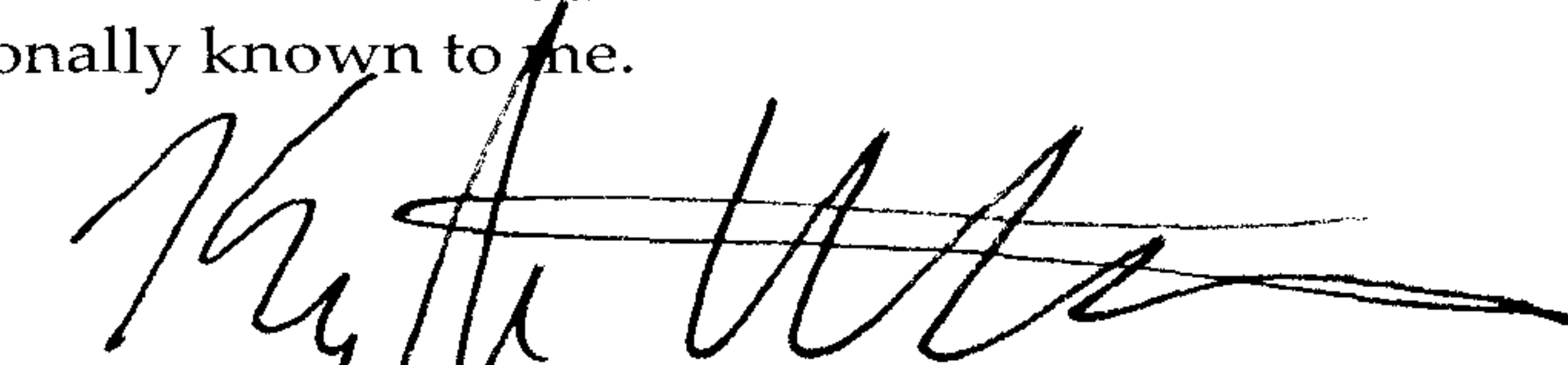
  
Witness Name: Kyle D. Elliott

BAS OF MANATEE, LLC, a Florida  
limited liability company

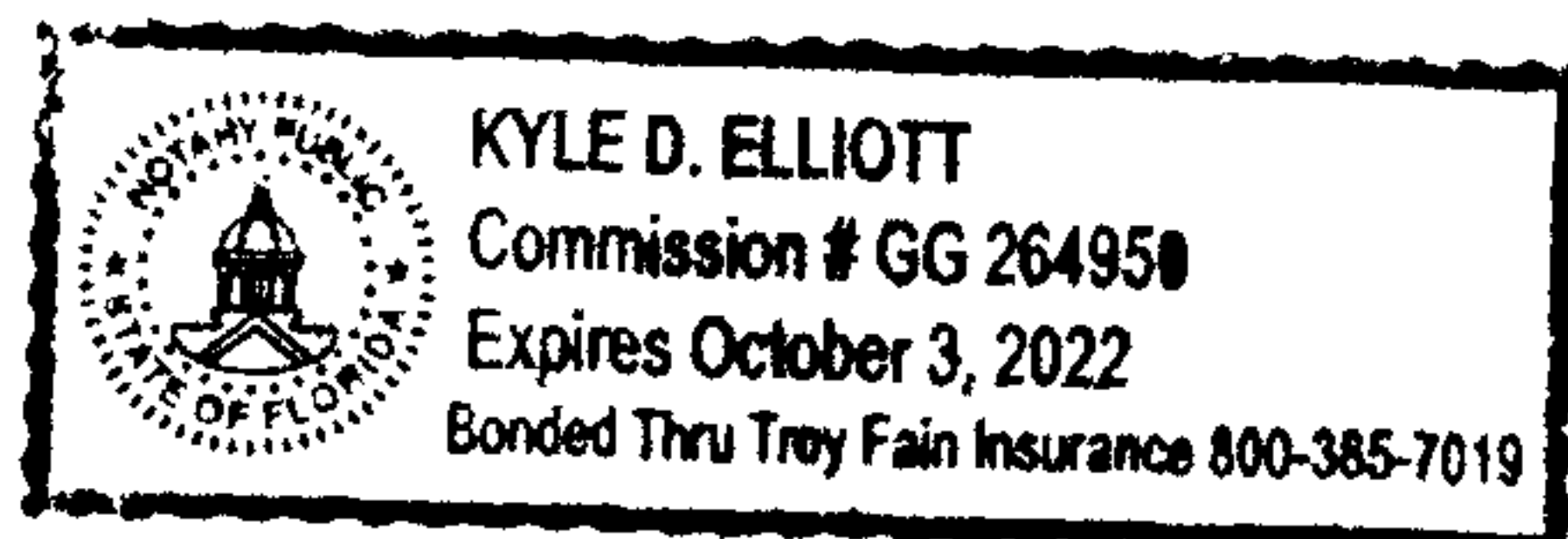
By:   
BRION SUNSERI, as its Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31 day of January, 2020 by BRION SUNSERI, as Manager of BAS OF MANATEE, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced FL Driver's License as identification. If no type of identification is indicated, the above-referenced person is personally known to me.

  
Signature of Notary Public

(Notary Seal)



Kyle D. Elliott  
Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.