

Rec 18.50
\$413.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2020024868 2 PG(S)
February 21, 2020 01:18:16 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$413.00



Prepared by and return to:

Holly M. Nikolich
Attorney at Law
Mika & Nikolich, P.A.
1330 Main Street, 2nd Floor Office # 1
Sarasota, FL 34236
941-926-1950
File Number: **19-0078**
Will Call No.:

[Space Above This Line For Recording Data]

Corrective Warranty Deed

This Warranty Deed made this **4th** day of **February, 2020** between **ZZCan, LLC, a Florida limited liability company** whose post office address is **5020 Clark Rd. #423, Sarasota, FL 34233**, grantor, and **Jill Ann Lyons, a single woman** whose post office address is **5215 Calle De Costa Rica, Sarasota, FL 34242**, 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 of **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 and The East 25 feet of Lot 15, Block A, Plat of Golf View, according to the map or plat thereof as recorded in Plat Book 1, Page 88, Public Records of Sarasota County, Florida.

Parcel Identification Number: 2029010025

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

THIS DEED IS BEING RE-EXECUTED, RE-DELIVERED, AND RE-RECORDED IN ORDER TO PAY ADDITIONAL DOCUMENTARY STAMPS DUE. THE ORIGINAL RECORDING OF THIS CONVEYANCE WAS IN OFFICIAL RECORDS INSTRUMENT NO. 2020016210 ON FEBRUARY 4, 2020, WHEREIN AN AMOUNT EQUAL TO \$1,197.00 IN DOCUMENTARY STAMPS WAS PAID. THE SALES PRICE WAS \$230,000.00, THEREFORE, ADDITIONAL DOCUMENTARY STAMPS ARE DUE IN THE AMOUNT OF \$413.00 AND ARE BEING PAID WITH THE RECORDING OF THIS DEED.

Signed, sealed and delivered in our presence:

Holly Nikolich
Witness Name: Holly Nikolich
Marcella Mike
Witness Name: Marcella Mike

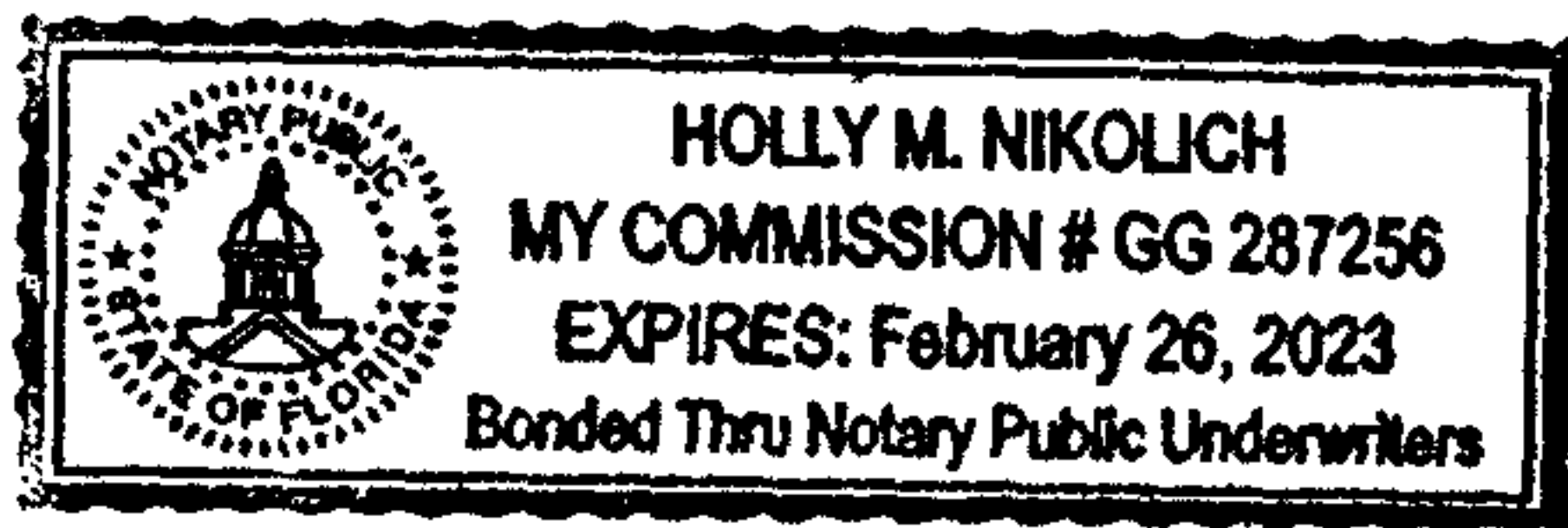
ZZCan, LLC, a Florida limited liability company

By: Marc Pelletz, Manager

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of February, 2020 by Marc Pelletz of ZZCan, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Holly Nikolich
Notary Public

Printed Name: Holly Nikolich

My Commission Expires: 2/26/2023