


RETURN TO
NORTON, HAMMERSLEY, LOPEZ
& SKOKOS, P.A.

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This Instrument Prepared by:
Alexandra S. Glauser, Esq.
NORTON, HAMMERSLEY,
LOPEZ & SKOKOS, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2020036570 2 PG(S)
March 13, 2020 03:53:38 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70


Rec. Fee: \$18.50
Doc. Tax: \$00.70 (*Rec. Note.*: This conveyance involves the transfer of unencumbered real property from a married couple's fee ownership to their wholly-owned LLC. No consideration is paid for the transfer, and there is no change in beneficial interest. As such, pursuant to the relevant provisions of the Florida Statutes and the Florida Administrative Code, only the minimum tax is due on the recordation of this Warranty Deed.)
Parcel ID: 0428110003

This Warranty Deed is being re-recorded to correct the recording order of the Warranty Deed recorded on March 4, 2020, as Instrument Number 2020031459 and as Instrument Number 2020031460.

WARRANTY DEED

THIS WARRANTY DEED is made this 4th day of March, 2020, by **James A. Harn and Julia E. Nemeth-Harn, husband and wife**, hereinafter collectively referred to as "Grantor", to **Harn Intercoastal Properties, LLC, a Florida limited liability company**, whose post office address is 105A LOUELLA LN, NOKOMIS, FL, 34275, hereinafter referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, its heirs, successors and assigns forever the following described real property in Sarasota County, Florida:

Lot 4, CENTER ROAD INDUSTRIAL PARK, as per plat thereof recorded in Plat Book 27, Pages 47-47A, of the Public Records of Sarasota County, Florida.

The Parcel Identification Number of the above described real property is 0428110003.

Subject to real property taxes for the current year and for subsequent years.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.


Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

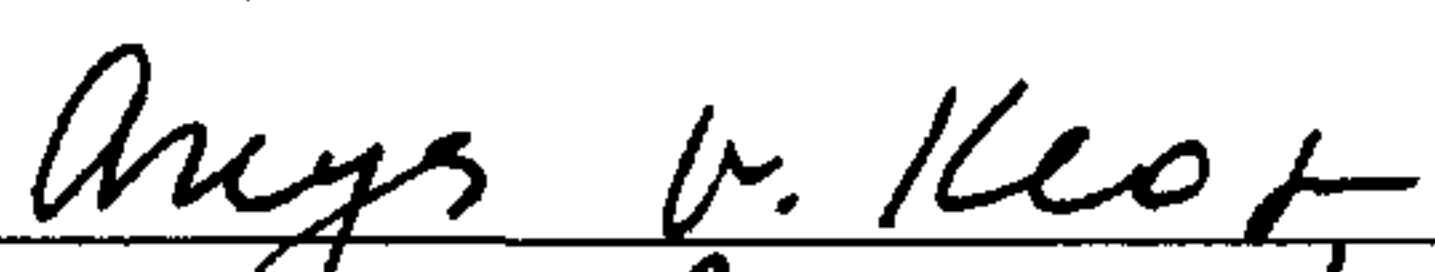
IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:


Print Name: Michael P. Infanti


Print Name: ANYA V. KEOGH


Print Name: Michael P. Infanti


Print Name: ANYA V. KEOGH


James A. Harn

Address: 105A LOUELLA LN
NOKOMIS, FL, 34275

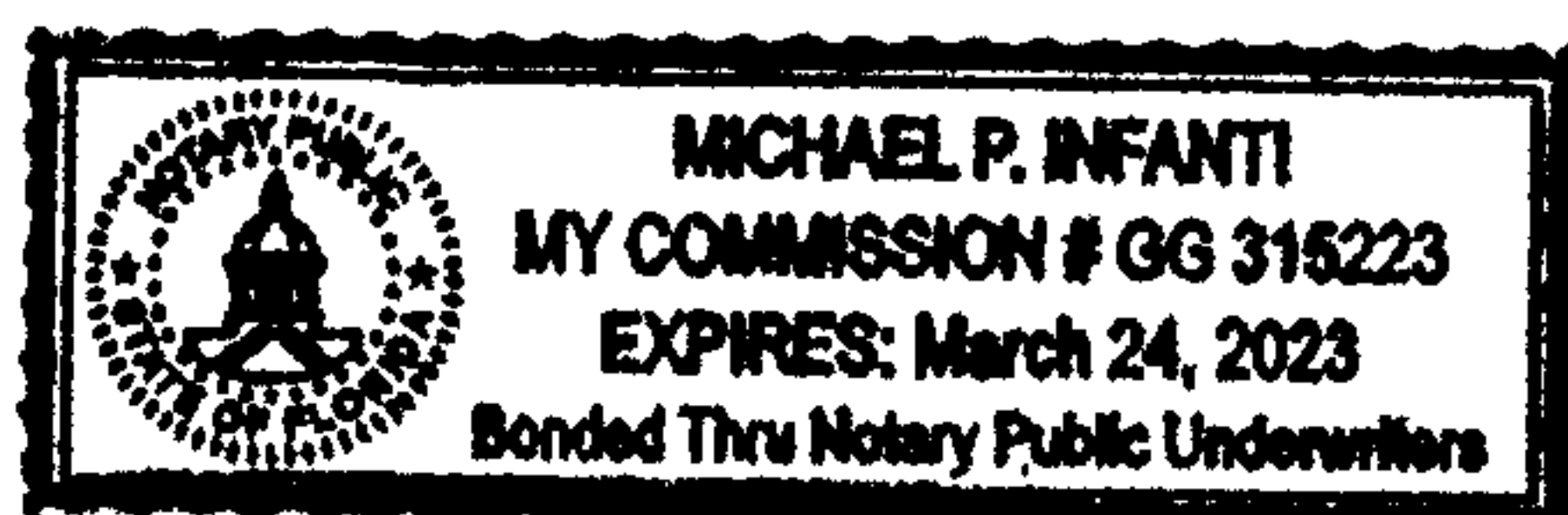

Julia E. Nemeth-Harn


Address: 105A LOUELLA LN
NOKOMIS, FL, 34275

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of March, 2020, by James A. Harn and Julia E. Nemeth-Harn, who is/are personally known to me or who has produced N/A as identification.

[Notary Seal]




Notary Public:
Print Name: Michael P. Infanti
My Commission Expires: _____