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1900 Ringling Boulevard
Sarasota, Florida 34236

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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

File Number: 31987.001

Doc Stamp-Deed: \$1,330.00

Purchase Price: 190000



General Warranty Deed

Made this July 13th, 2020 A.D. By **Marc S. Pelletz**, a single man, whose address is: 5020 Clark Rd. #423, Sarasota, Florida 34237, hereinafter called the grantor, to **Manoj Patel**, whose post office address is: c/o 8335 Barton Farms Blvd, Sarasota, Florida 34240, 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 Ten Dollars, (\$10.00) 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 23 and the East 1/2 of the North 20 feet of Lot 22, Block D, REVISED PLAT OF OAK PARK, according to the map or plat thereof as recorded in Plat Book 1, Page 215, Public Records of Sarasota County, Florida, LESS parcel taken by Sarasota County as described in Order of Taking in O.R. Book 1975, Page 2324, Public Records of Sarasota County, Florida.

Parcel ID Number: 2023010099

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.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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:

Miranda Miller

Witness Printed Name

Miranda Miller

Jill Lyons

Witness Printed Name

Jill Lyons

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 13th day of July, 2020, by Marc S. Pelletz, who is/personally known to me or who has produced FL Driver's license [USERINPUT as type of ID] as identification.

Charlotte A Foster

Notary Public

Print Name:

Charlotte A. Foster

My Commission Expires:

2/21/21

