

8/7/2020 10:20 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2546295

Prepared by and return to:

**Richard D. Saba**

**Attorney at Law**

**Richard D. Saba, P.A.**

**2033 Main Street Suite 400**

**Sarasota, FL 34237**

**941-952-0990**

**File Number: Scarbrough.JBK**

**Consideration Paid: \$425,000.00**

**Doc Stamp-Deed: \$2,975.00**

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## Warranty Deed

**This Warranty Deed** made this **4th** day of **August, 2020** between **M & S Roofing Co Inc., a Florida corporation,** whose post office address is **3324 South Seclusion Drive, Sarasota, FL 34239,** grantor, and **SATNAM Holdings, L.L.C., a Florida limited liability company** whose post office address is **1300 North East Avenue, Sarasota, FL 34237,** 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 4, 5 and 7, Block E, of the First Addition to Roseland Park, according to the plat thereof as recorded in Plat Book 1, Page 98, Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 2023050067**

**Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

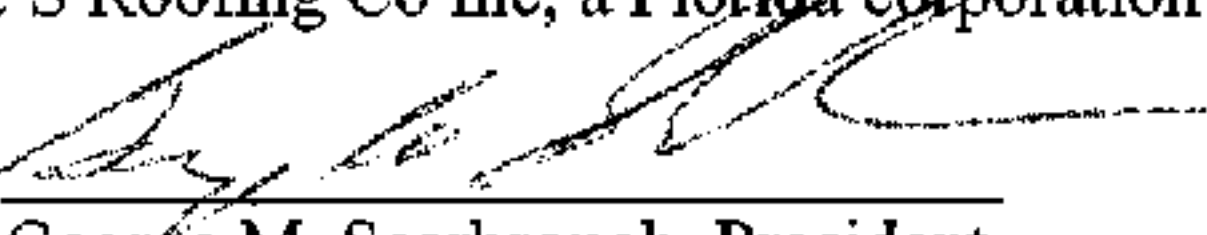
**To Have and to Hold,** the same in fee simple forever.


**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.

Signed, sealed and delivered in our presence:

  
Witness Name: Ryan S. Hoffman

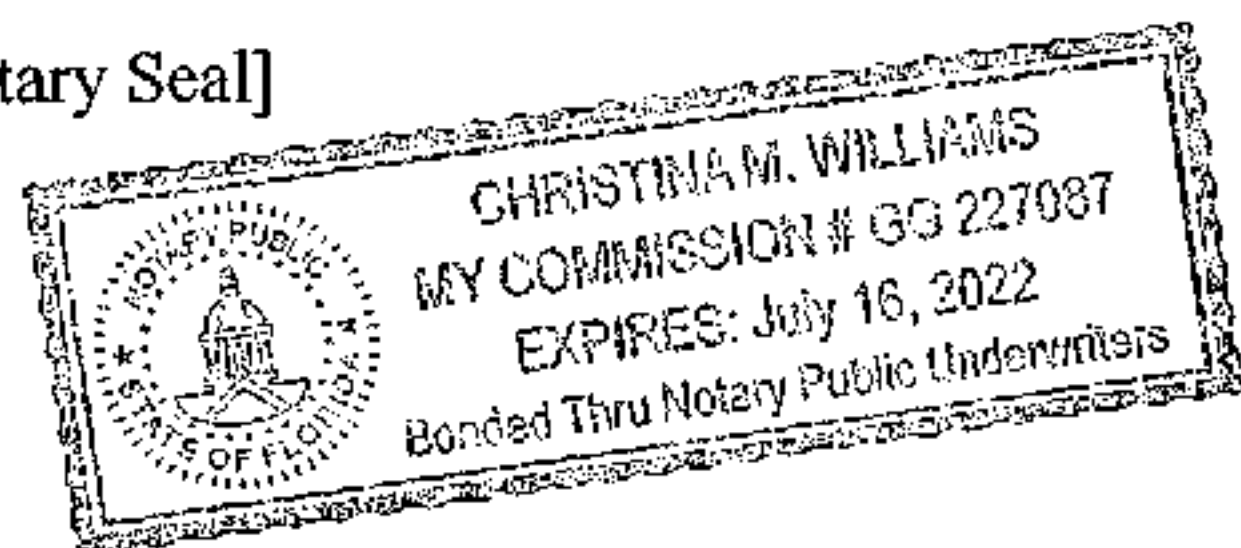
M & S Roofing Co Inc, a Florida corporation  
By:   
George M. Scarbrough, President


  
Witness Name: Christina M. Williams

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of August, 2020 by George M. Scarbrough, President of M & S Roofing Co Inc, a Florida corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced his Florida driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: Christina M Williams

My Commission Expires: July 16, 2022