

9/22/2020 1:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2563990

Prepared by and return to:
Chad L. Gates Esq.
Band Gates & Dramis PL
2070 Ringling Boulevard
Sarasota, FL 34237
(941) 366-8010

Doc Stamp-Deed: \$1,190.00

File Number: 20-279

Warranty Deed

Made **September 15, 2020**, by and between **NCM SRQ Properties, LLC, a Florida Limited Liability Company**, whose address is 5020 Clark Road, #423, Sarasota, FL 34233 (hereinafter called the "Grantor"), to **Cynthia J. Mallicote, a single woman**, whose post office address is **1835 East Hallandale Beach Boulevard, #193, Hallandale Beach, FL 33009** (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 **ONE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS, (\$170,000.00)** 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 32, SPRING LAKE SUBDIVISION ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 40, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0070-07-0017**

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Charlotte A Foster
Print Name: Charlotte A Foster

Marc Miller
Print Name: Marc Miller

**NCM SRQ Properties, LLC,
a Florida limited liability company**

By: [Signature]
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 15th day of September, 2020 by Marc Pelletz Manager of NCM SRQ Properties, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Charlotte A Foster

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: X
OR Produced Identification: _____

Type of Identification Produced: _____

