

11/6/2020 4:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2584533

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: \$1,288.00

File Number: 20-302

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## Warranty Deed

Made November 5, 2020, by NCM SRQ Properties LLC, a Florida limited liability company, whose address is 5020 Clark Road, Sarasota, FL 34233 (hereinafter called the "Grantor"), to Thomas A. Colacicco, an unmarried man, whose post office address is 3844 Wolverine Street, Sarasota, FL 34232 (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 EIGHTY-FOUR THOUSAND AND 00/100 DOLLARS, (\$184,000.00)** 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 4, BLOCK 2, UNIT NO. 4 EASTWOOD OAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE(S) 25 AND 25A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Parcel ID Number: **2033-03-0011**

**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, 2020.

**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

Miranda Miller  
Print Name: Miranda Miller

**NCM SRQ Properties LLC,  
a Florida Limited Liability Company**

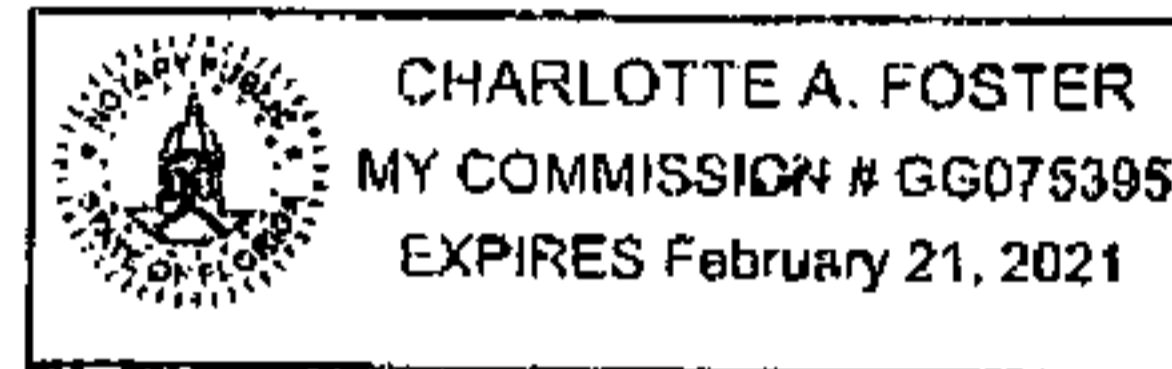
By: [Signature]  
**Marc Pelletz, Manager**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 5th day of November, 2020 by Marc Pelletz, as Manager of NCM SRQ Properties LLC, a Florida 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: ✓  
OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_