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INSTRUMENT # 2020170772 2 PG(S)

12/3/2020 3:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2595437

Recording: \$ 18.50  
Doc Stamps: \$ 6,510.00  
Consideration \$930,000.00

Prepared by and return to:  
Mary E Van Winkle  
Van Winkle & Sams, P.A.  
3859 Bee Ridge Road, Suite 202  
Sarasota, FL 34233

Doc Stamp-Deed: \$6,510.00

Parcel Identification No. 0281050014

**Warranty Deed**

This Warranty Deed made this 2 day of December, 2020 between 7753 Hawkins, LLC, a Florida limited liability company, whose post office address is 5342 Clark Road #132, Sarasota, FL 34233, grantor, and Craig M. Scullia, Trustee of the Craig M. Scullia Revocable Trust dated 3/11/2020 whose post office address is 7753 Hawkins Road, Sarasota, FL 34241, grantee:

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:

**Tract 3 Legal Description:**

That part of Section 16, Township 37 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at a 5/8" iron rod with plastic cap stamped "PLS 3868" at the intersection of the Southerly right of way line of Clark Road with the Southerly right of way of State Road 72 (also known as Sugar Bowl Road), recorded in Road Plat Book 1, Page 52, Public Records of Sarasota County, Florida; thence along the Southerly right of way line of said State Road 72, South 56 degrees 10 minutes 13 seconds East, 1111.72 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334"; thence leaving said right of way line and along the Easterly line of lands described in Official Records Book 2034, Page 2226, Public Records of Sarasota County, Florida; South 00 degrees 09 minutes 23 seconds West, 799.94 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334", for a Point of Beginning; thence continue along said Easterly line South 00 degrees 09 minutes 23 seconds West, 733.60 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334" lying on the Northerly maintained right of way line of Hawkins Road per Road Plat Book 4, Page 13, Public Records of Sarasota County, Florida; thence along said maintained right of way line, North 88 degrees 17 minutes 37 seconds East, 298.04 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334"; thence leaving said maintained right of way line North 00 degrees 09 minutes 23 seconds East, 732.19 feet to a 5/8" iron rod with plastic cap stamped "AM ENG LB 4334"; thence South 88 degrees 33 minutes 52 seconds West, 298.00 feet to the Point of Beginning.

Subject to easements, restrictions, reservations of record, if any, and taxes for the year and subsequent years.

And Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

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: Cecilia Sanchez

Heidi Young  
Witness name: Heidi Young

7753 HAWKINS, LLC a Florida Limited Liability Company

Eric H. Miller  
By: ERIC H. MILLER, its Manager

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 2nd day of December, 2020, by Eric H. Miller, in his capacity as Manager of 7753 Hawkins LLC, who  is personally known or  has produced FL Drivers License as identification.

[Notary Seal]

Heidi Young  
Notary Public



Heidi Young  
State of Florida  
My Commission Expires 11/30/2021  
Commission No. GG 164572