

4/28/2021 1:03 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2669154

Prepared by and return to:
Chad L. Gates Esq.
Band Gates & Dramis PL
2070 Ringling Boulevard
Sarasota, FL 34237
(941) 366-8010
File Number: 21-112-A

Doc Stamp-Deed: \$406.00

Warranty Deed

Made this April 23, 2021, 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 CON2444, LLC, a Florida limited liability company, whose post office address is 5020 Clark Road, #423, Sarasota, FL 34233 (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 \$57,944.27 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 887, KENSINGTON PARK, UNIT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 16,16A AND 16B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: 0030-15-0041

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S) UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR(S) OR ANY MEMBERS OF THE HOUSEHOLD OF GRANTOR(S) RESIDE THEREON.

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:

WITNESSES:

Charlotte A Foster
Print Name: Charlotte A Foster
Miaanda Miller
Print Name: Miaanda Miller

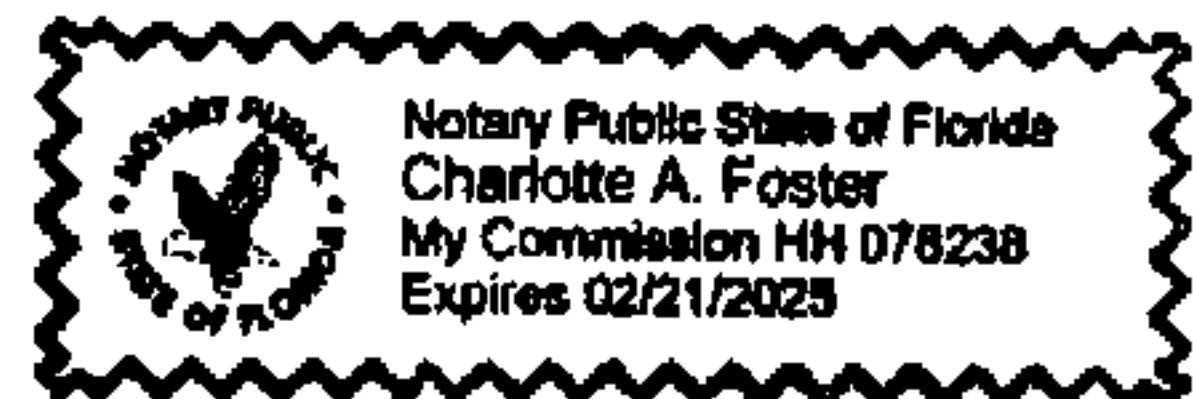
GRANTOR:
NCM SRQ Properties, LLC,
a Florida limited liability company

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 23rd day of April, 2021, by Marc Pelletz, as Manager of NCM SRQ Properties, LLC, a Florida limited liability company, on behalf of the company.

Charlotte A Foster
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ✓ OR Produced Identification: _____
Type of Identification _____
Produced: _____