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This instrument was prepared
(without benefit of title
examination) by and when
recorded return to:
Riddell Law Group
3400 S. Tamiami Trail
Sarasota, FL 34239

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2021109923 1 PG(S)
June 11, 2021 04:10:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



Parcel ID #0092110004
Consideration: None. See Note below.

WARRANTY DEED

THIS INDENTURE, executed this 8th day of June, 2021, between **SPE #229, LLC**, a Florida limited liability company, whose address is 3400 S. Tamiami Trail, Sarasota, FL 34239, **Grantor**, and **Justum, LLC**, a Florida limited liability company, whose address is P. O. Box 89, Whitehouse, NJ 08888, **Grantee**.

As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular, and the singular number the plural.

WITNESSETH:

For and in consideration of the sum, if any, stated above, Grantor grants, bargains and sells and remises to Grantee, Grantee's heirs and assigns forever, the real property described as:

A 40% interest in the following property:

Lots 4 and 5, less the South 50 feet of Lot 4, WALLACE COUNTRY INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 27, Page 3 and 3A, of the Public Records of Sarasota County, Florida.

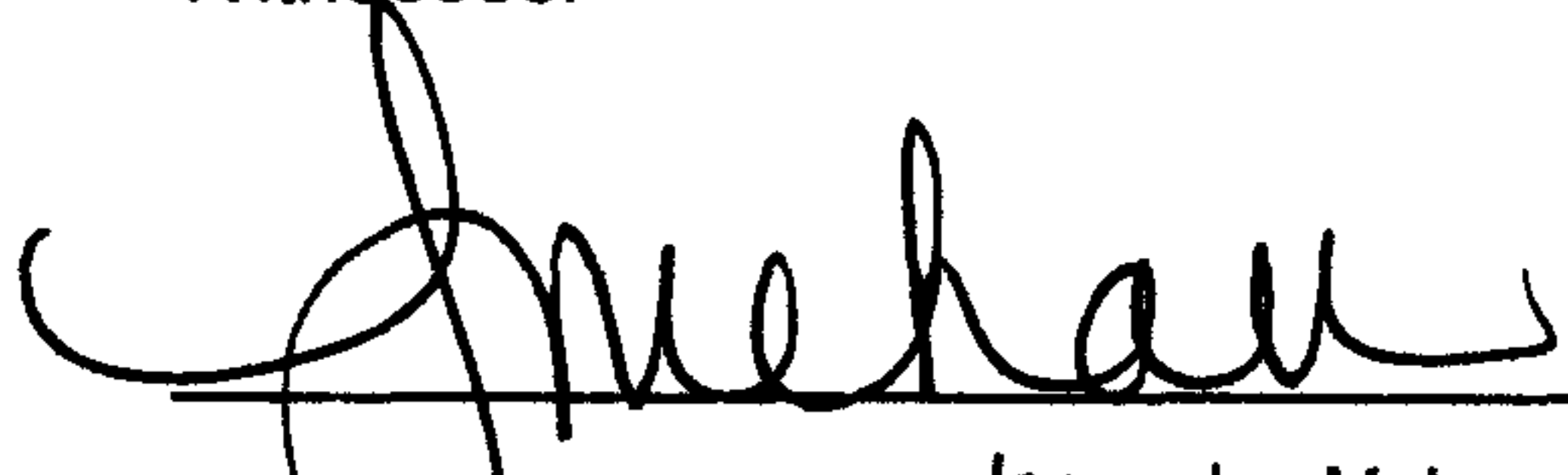
And Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

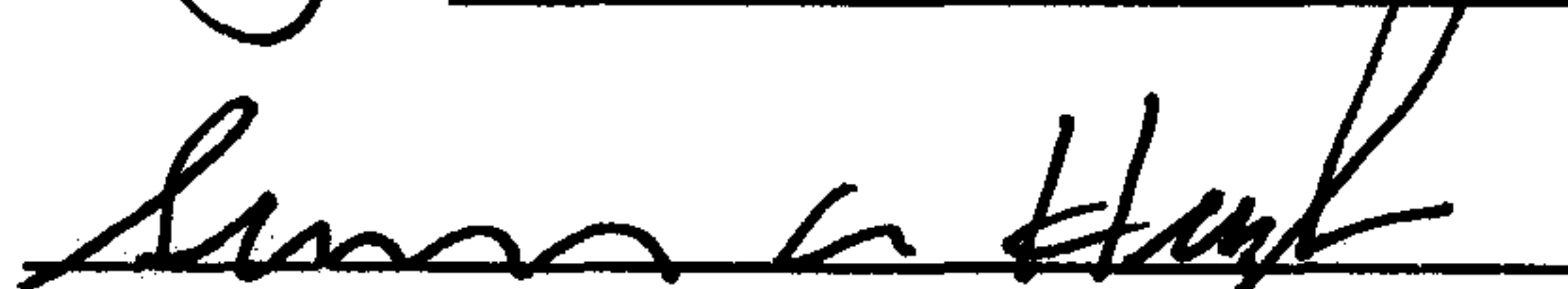
Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Note: This property is Replacement Property in Grantee's Reverse 1031 Exchange. Grantor is an Exchange Accommodation Titleholder (EAT). Pursuant to Technical Assistance Advisement No. 01B4-001, documentary stamp tax will be paid only once, and the documentary stamp tax was paid on the deed to the EAT recorded in Official Records Instrument #2021103459 on June 3, 2021.

IN WITNESS WHEREOF, the said Grantor has hereunto executed this Grant Deed the day and year first above written.

Witnesses:


Print Name: Jacquelyn Mehan


Print Name: Susan A. Hughes

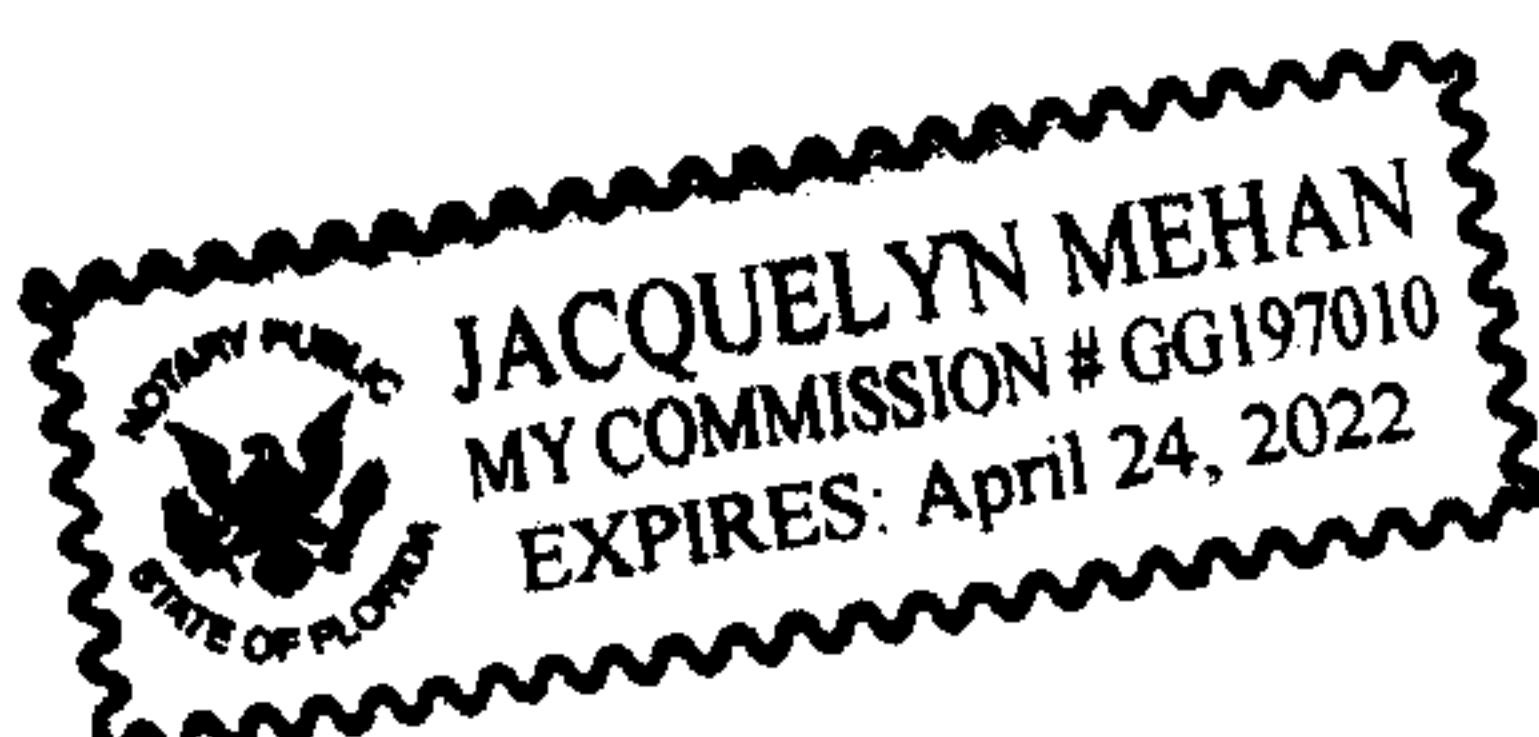
SPE #229, LLC, a Florida limited liability company

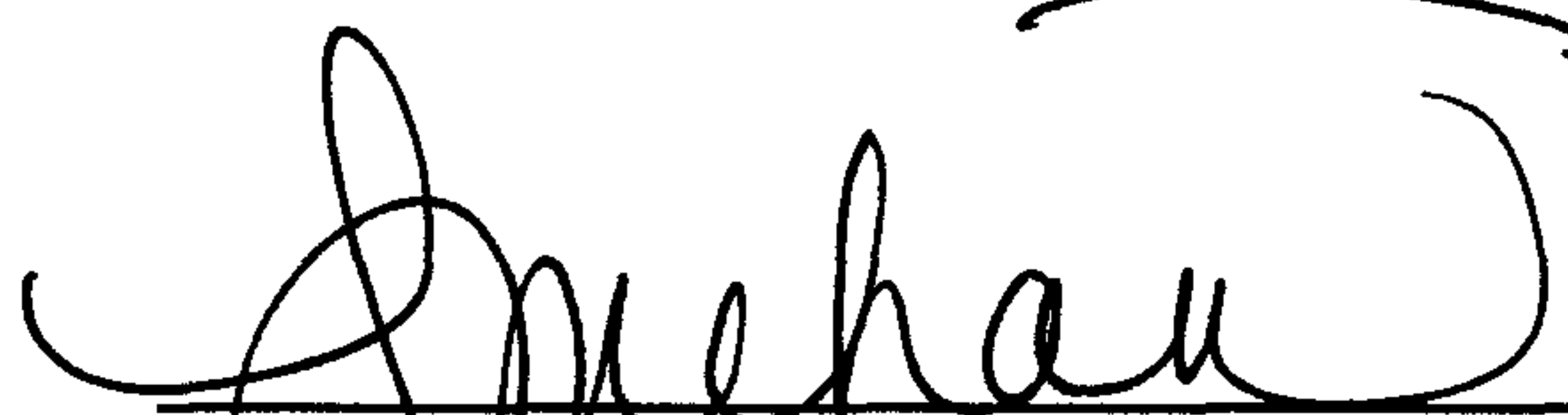
By: 
Jefferson F. Riddell, Manager

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 8th day of June, 2021, by Jefferson F. Riddell, as Manager of SPE #229, LLC, a Florida limited liability company, who personally known to me or produced _____ as identification.

(SEAL)




Notary Public