

5/5/2022 12:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2855728

CONSIDERATION: \$22,000.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

OMEGA NATIONAL TITLE AGENCY  
3411 Tamiami Trail N, Suite 100  
Naples, Florida 34103

Doc Stamp-Deed: \$154.00

Our File No.: **22-0202YB**

Property Appraisers Parcel Identification (Folio) Number: **1005019037**

Florida Documentary Stamps in the amount of \$154.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

## ***WARRANTY DEED***

Made this May 4, 2022 A.D., By **Mike Lewis, a married man**, whose post office address is: 2578 W Henri De Tonti Blvd, Springdale, Arkansas 72762, hereinafter called the grantor, to **Ceres Consulting LLC, a Florida Limited Liability Company**, whose post office address is: 4309 Crayton Rd, Naples, Florida 34103, 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 Ten Dollars, (\$10.00) 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 30A, Block 190, SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 11, Page(s) 34, 34-A through 34-G, inclusive, of the Public Records of Sarasota County, Florida.**

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon. The subject property is a vacant lot.**

**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, 2021.

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:

*[Handwritten signature]*

Witness Printed Name ARTHUR THURMAN

*Mike Lewis*

(Seal)

Mike Lewis  
Address: 2578 W Henri De Tonti Blvd  
Springdale, Arkansas 72762

*Danette Glasgow*

Witness Printed Name Danette Glasgow

State of Arkansas  
County of Washington

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of May, 2022, by Mike Lewis, a married man, who is/are personally known to me or who has produced AR Driver License as identification.

*Danette Glasgow*

Notary Public  
Print Name: Danette Glasgow

My Commission Expires: 8/6/2031

DANETTE GLASGOW  
NOTARY PUBLIC  
WASHINGTON COUNTY, ARKANSAS  
COMM. EXP. 08/06/31  
COMMISSION NO. 12383816