

Rec: \$27.00
Doc Stamps: \$2,450.00

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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared by and return to:

Doc Stamp-Deed: \$2,450.00



✓ Boone, Boone & Boone, P.A.
1001 Avenida del Circo
✍ Venice, FL 34285

File Number: B12-16469

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of March, 2019 between Venice Eastside LLC, a Florida limited liability company AKA Venice Eastside L.L.C., a Florida limited liability company whose post office address is 779 Commerce Drive, Suite 2, Venice, FL 34292, grantor, and TP Three, LLC, a Florida limited liability company whose post office address is 333 S. Tamiami Trail, Suite #205, Venice, FL 34285, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseeth, 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:

SEE ATTACHED EXHIBIT "A"

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2018**.

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:

Justin Taylor
Witness Name: Justin Taylor
Stuart Boone
Witness Name: Stuart Boone

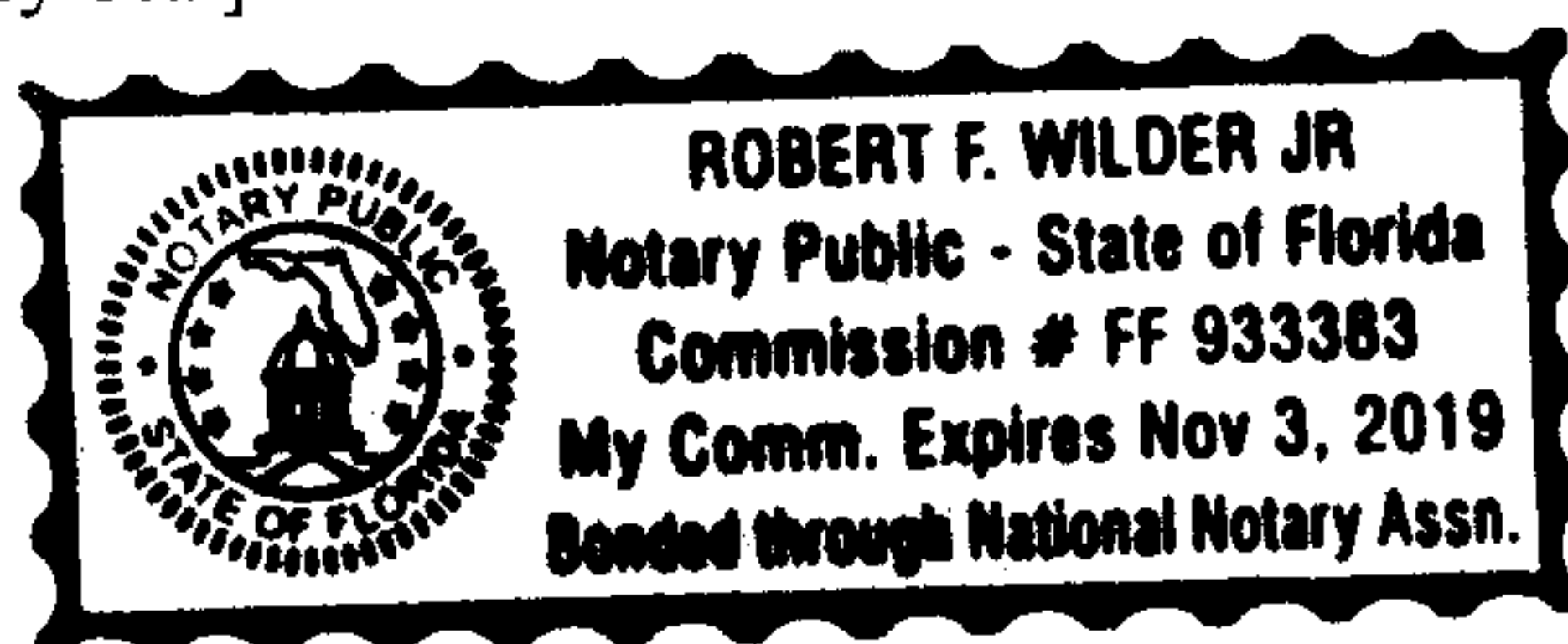
Venice Eastside, LLC, a Florida limited liability company
AKA Venice Eastside, L.L.C., a Florida limited liability
company

By: Thomas H. Taylor, Jr.
Thomas H. Taylor, Jr., Trustee of the James David
Taylor Irrevocable Trust, its Manager

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 18th day of March, 2019 by Thomas H. Taylor, Jr., Trustee of the James David Taylor Irrevocable Trust, as Manager, on behalf of the limited liability company for Venice Eastside, L.L.C., a Florida limited liability company. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Robert F. Wilder Jr.
Notary Public

Printed Name: ROBERT F WILDER JR

My Commission Expires: 11-3-2019

EXHIBIT "A"

LEGAL DESCRIPTION

Begin of the NE corner of the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 7, Township 39 South, Range 19 East and run South 0' 14" West 30 feet for a Point of Beginning; thence continue South 0' 14" East (West) 210 feet; thence West 204 feet; thence North 0' 14" East 210 feet; thence East 204 feet to the Point of Beginning.

AND

The North 80.00 feet of the following described lands:

Begin at the NE corner of the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 7, Township 39 South, Range 19 East, and run South 0' 14" West, 240 feet along the East line of the NE 1/4 of the SW 1/4 of the NE 1/4 for a Point of Beginning; thence continue South 0' 14" West, 210 feet; thence West 204 feet; thence North 0' 14" East, 210 feet; thence East 204 feet to Point of Beginning.

TOGETHER WITH the right of ingress and egress along the following described property: Begin at the NE corner of the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 7, Township 39 South, Range 19 East, run South 30 feet; thence West 204 feet for a Point of Beginning; thence South 664.8 feet (635.10) to the South line of the NE 1/4 of the SW 1/4 of the NE 1/4 of said Section; thence West along said South line 50 feet; thence North 664.8 feet (635.10); thence East 50 feet to the Point of Beginning.

ALSO TOGETHER WITH an easement for road purposes over the South 30 feet of the SE 1/4 of the NW 1/4 of the NE 1/4 of Section 7, and over the North 30 feet of the NE 1/4 of the SW 1/4 of the NE 1/4 of said Section 7, all in Township 39 South, Range 19 East, Sarasota County, Florida.

Parcel ID Number: 0407100001