

**127 EAST TAMPA AVENUE  
VENICE, FL 34285  
PARCEL ID# 0407-14-0023**

**RECEIVED**

**MAY 26 2017**

**PLANNING & ZONING**

**Prepared By and Return To:**

Theodore A. Topouzis, Esq.  
Topouzis & Associates, P.C.  
51 Jefferson Blvd, First Floor  
Warwick, RI 02888

File No. 2010090346

Property Appraiser's Parcel I.D. (folio) Number(s)

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2010131812 3 PGS

2010 OCT 28 11:51 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

HJAMES Receipt#1328725

Doc Stamp-Deed: 1,785.00



2010131812

**TRUSTEE'S DEED**

THIS TRUSTEE'S DEED made and executed by Tammy Vellucci, Individually and as Trustee of the Venice Trust dated 10/19/10 hereinafter called the grantor, to Bluedog Investments, LLC, a Rhode Island limited liability company whose post office address is 72 Clifford Street, Providence, RI 02903, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assign of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Sarasota County, Florida, viz:

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2009.

**TRUSTEE'S DEED**  
(Continued)

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:

[Signature]  
(Witness Signature)

[Signature]

[Signature]  
(Witness Signature)

Taylor Halstead

BY: [Signature]  
Tammy Vellucci, Individually and as Trustee  
of the Venice Trust dated 10/19/10

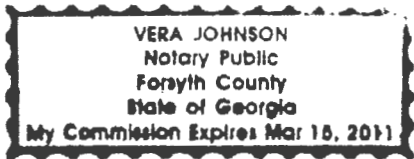
160 Willis Lane  
(Address)  
Alpharetta, GA 30009

[Address]  
(Address)

STATE OF GA  
COUNTY OF FULTON

On the 19<sup>th</sup> day of OCTOBER, 2010, personally appeared before me, Tammy Vellucci, Individually and as Trustee of the Venice Trust dated 10/19/10 Trustees the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

[Signature]  
Notary Public



TRUSTEE'S DEED  
(Continued)

Parcel 0407140083

EXHIBIT A

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 68, GULF VIEW SECTION OF VENICE, AS RECORDED IN PLAT BOOK 2, PAGES 77 AND 77A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND RUN EAST ON THE NORTH LINE OF TAMPA AVENUE 200 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH AND PARALLEL TO THE EAST LINE OF SAID BLOCK 68, 200 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF TAMPA AVENUE, 115 FEET; THENCE SOUTH 200 FEET TO THE NORTH LINE OF TAMPA AVENUE; THENCE WEST ON THE NORTH LINE OF TAMPA AVENUE, 155.0 FEET TO THE POINT OF BEGINNING. LANDS LYING AND BEING IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is:

160 Willis Lane, Alpharetta GA 30009