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INSTRUMENT # 2022034302 2 PG(S)

3/1/2022 11:58 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2820425

Doc Stamp-Deed: \$7,700.00

Prepared by and return to:

This instrument prepared by: Reid McCullough

McCullough Legal Services

1630 Morrill Street

Sarasota, FL 34236

(941) 484-9714

File No.: 2021-709

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WARRANTY DEED

This Warranty Deed Made this 28th day of February, 2022 by Bird Bay Executive Golf Club, Inc., a Florida Corporation hereinafter called the grantor, whose post office address is: 602 Bird Bay Dr W, Venice, FL 34285

to: **Hawks Run Development, LLC, a Florida Limited Liability Company** whose post office address is: **One South School Ave Suite 500, Sarasota, FL 34237** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$1,100,000.00 Dollars, 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 situated in Sarasota County, Florida, viz:

Tract "A" and Tract "B" of Bird Bay Golf Course, according to the plat thereof as recorded in Plat Book 30, pages 42, 42A, 42B and 42C, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0406070001

This property is not the homestead of the Grantor (s).

THIS CONVEYANCE IS SUBJECT TO THE PROVISIONS CONTAINED IN THAT POST CLOSING LAND RECONVEYANCE AGREEMENT AS EXECUTED BETWEEN THE PARTIES.

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 12/31/2021, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

Witness
Printed Name: Reid McCullough

Witness
Printed Name: Hillary McCullough

Bird Bay Executive Golf Club, Inc.
John T Robertson, President

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of February, 2022 by John T Robertson, President of Bird Bay Executive Golf Club, Inc., a Florida Corporation, on behalf of said corporation who is personally known or has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: _____
My Commission Expires: _____

