

Return to: Linda Raphial  
Name: Stewart Title Company  
Address: 150 W. McKenzie St., Suite 112  
Punta Gorda, Florida 33950

This Instrument Prepared by:  
Linda Raphial  
Stewart Title Company  
150 W. McKenzie St., Suite 112  
Punta Gorda, Florida 33950  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
412022453016  
File No: 1212856 - 1012

**WARRANTY DEED**

This Warranty Deed Made the 31 day of October, 2012, by Taurus Land, LLC, a Florida Limited Liability Company, and having its place of business at 499 N. State Road 434, Suite 2063, Altamonte Springs, Florida 32714, hereinafter called the grantor,

to Gerard Emanuelli

whose post office address is: 5 Boulevard Vincent Ortusi  
13012 Marseille, France

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$8,450.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Charlotte County, Florida, to wit:

Lot 646, Rotonda West, Oakland Hills, a subdivision according to the plat thereof, as recorded in Plat Book 8, Pages 15A through 15K, inclusive, of the Public Records of Charlotte County, Florida.

Subject property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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, 2011, reservations, restrictions and easements of record, if any.  
*(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of company.)*

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

1<sup>st</sup> Witness Signature: [Signature]  
Printed Name: PIFFARD Laurent  
2<sup>nd</sup> Witness Signature: [Signature]  
Printed Name: CADON Vanessa

Taurus Land, LLC, a Florida Limited Liability Company  
By: [Signature]  
Laurent Piffard, Manager  
By: [Signature]  
Boris Allain, Manager

CITY OF REPUBLIC OF FRANCE CITY OF BORDEAUX  
COUNTRY OF CONSULATE OF THE UNITED STATES OF AMERICA ) SS Boris Allain, Manager

The foregoing instrument was acknowledged before me this 31 day of October, 2012, by Laurent Piffard and Boris Allain as Managers of Taurus Land, LLC, a Florida Limited Liability Company, on behalf of the company. He/she is personally known to me or who has produced driver license(s) as identification.



[Signature]  
Notary Public Signature  
Printed Name: JOEL MARYLIN  
Serial Number  
LE commission