

WARRANTY DEED

THIS INDENTURE made this 29 day of June A.D. 1990 by and between GOLDEN HOST PARTNERS, LTD., a Florida limited partnership, and 4675 NORTH TAMiami TRAIL CORP. INC., a Florida corporation, hereinafter referred to as Grantors, and GURAN ASSOCIATES, a New York partnership, hereinafter referred to as Grantee, whose address is 4675 N. Tamiami Trail, Sarasota, Fla. 34234.

WITNESSETH: Grantors, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its successors and assigns forever, the following described property situate in Sarasota County, Florida:

PARCEL 1

Begin at the NW corner of the NW 1/4 of NE 1/4 of Section 12, Township 36 South, Range 17 East; thence East 30 feet to the East side of a street; thence South 464.5 feet to the Point of Beginning; thence continue south along said street 67 feet; thence East 365.5 feet to Tamiami Trail; thence Northwesterly along said Trail 150.5 feet; thence Southwesterly to the Point of Beginning; LESS therefrom the Easterly 7 feet for widening of Tamiami Trail; Being in the NW 1/4 of NE 1/4 of Section 12, Township 36 South, Range 17 East.

PARCEL 2

Begin at NW corner of the NW 1/4 of NE 1/4 of Section 12, Township 36 South, Range 17 East; thence East 30 feet to the East side of a street; thence South along said street 143 feet to the Point of Beginning; thence East to Tamiami Trail at a point 152.2 feet southeasterly along said trail from the North line of said NW 1/4 of NE 1/4; thence southeasterly along said Trail 255 feet; thence southwesterly to East side of said street at a point 321.5 feet south of the Point of Beginning; thence North along said street 321.5 feet to the Point of Beginning; LESS therefrom the Easterly 7 feet for widening of Tamiami Trail; Being in the NW 1/4 of NE 1/4 of Section 12, Township 36 South, Range 17 East.

LESS and except all road rights of way.

PARCEL 3

Begin at the NE intersection corner of 42nd Street (48th Street) and Sarasota Avenue, as shown on plat recorded in Plat Book 3, Page 87 of Public Records of Sarasota County, Florida; thence run North along the East line of Sarasota Avenue, 591.5 feet for a Point of Beginning; thence continue North along said Avenue, 172.9 feet (Deed - 172.3'); thence Easterly and parallel to 42nd Street, 365.5 feet (Deed-365.8') to West line of Tamiami Trail (66 feet wide); thence Southeasterly along said Trail 181 feet; thence Westerly and parallel to 42nd Street, 419.84 feet to Point of Beginning; LESS THEREFROM, road rights of way described in Deed Book 335, Page 17, and Deed Book 362, Page 302, of Public Records of Sarasota County, Florida, off the Easterly side of above described property: All lying and being in Section 12, Township 36 South, Range 17 East, Sarasota County, Florida.

Subject to applicable zoning regulations and taxes for 1990, and a mortgage held by Barnett Bank of Southwest Florida recorded in Official Records Book 2179, page 292, Public Records of Sarasota County, Florida,

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining.

TRANS NUM:00035136
DOC STAMPS PD: \$11770.00
INTANG. TAX PD: \$1.00
KAREN A. RUSHING SARASOTA CO.
BY: *[Signature]*

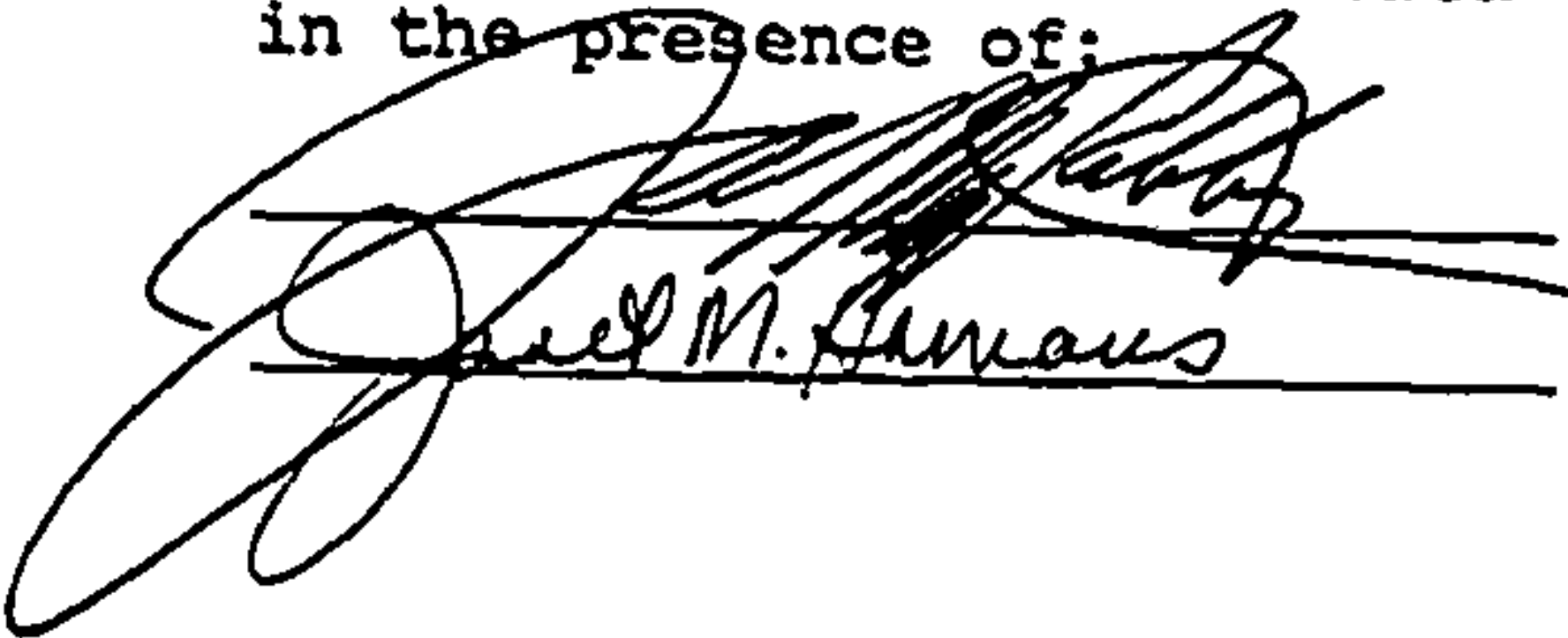
Dec 10 50
Dec 11, 770

Grantors hereby covenant with Grantee that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors do hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, Grantors have caused this deed to be signed by duly authorized partners and officers the date above written.


Signed, sealed and delivered in the presence of:

GOLDEN HOST PARTNERS, LTD., a Florida limited partnership

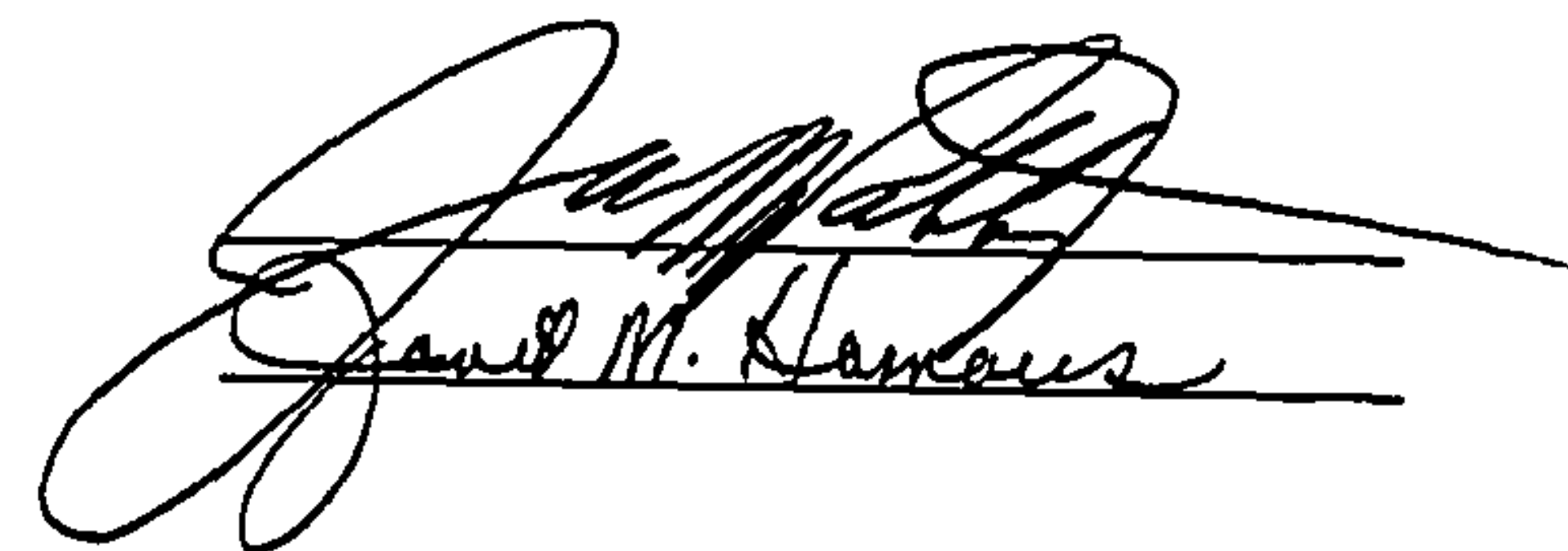


 David M. Hamans


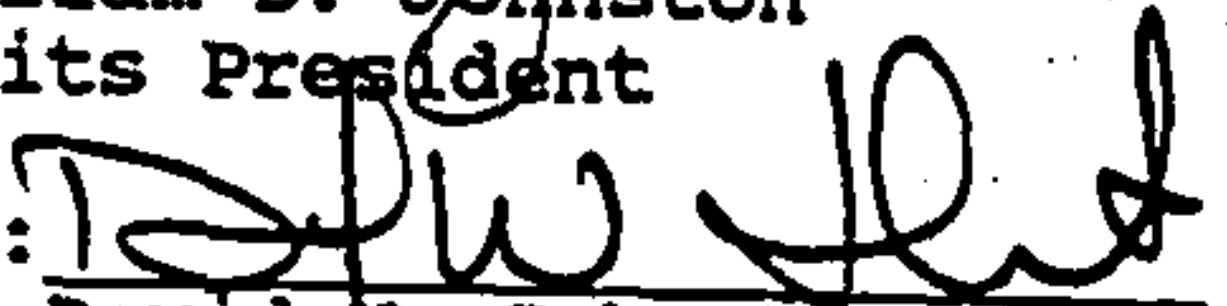
By: 
 William D. Johnston, as Trustee of the William D. Johnston Family Trust under Agreement dated August 8, 1986, as General Partner.

By: 
 David W. Johnston, as Trustee of the David W. Johnston Family Trust under Agreement dated October 23, 1986, as General Partner

4675 NORTH TAMiami TRAIL CORP. INC., a Florida corporation

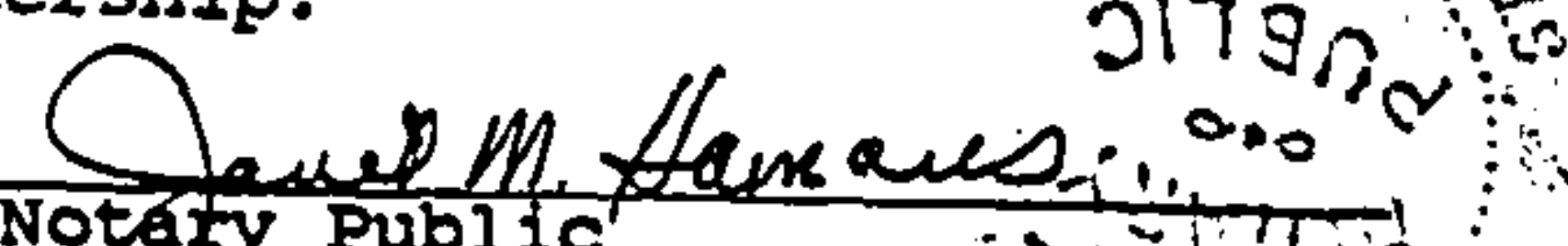


 David M. Hamans

By: 
 William D. Johnston As its President
 Attest: 
 David W. Johnston As its Secretary


STATE OF FLORIDA
 COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on the 29th day of June 1990 by William D. Johnston, as trustee aforesaid, and David W. Johnston, as trustee aforesaid, as General Partners of Golden Host Partners, Ltd., a Florida limited partnership, on behalf of the partnership.


 Notary Public
 My Commission Expires: May 6, 1992

STATE OF FLORIDA
 COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on the 29th day of June 1990 by William D. Johnston and David W. Johnston as President and Secretary, respectively, of 4675 North Tamiami Trail Corp., a Florida corporation, on behalf of the corporation.


 Notary Public
 My Commission Expires: May 6, 1992

Return to
 PREPARED BY: JAMES L. RITCHEY
 WILLIAMS, PARKER, HARRISON, DIETZ & CETZEN, P.A.
 1500 RINGLING BOULEVARD, P.O. BOX 3258
 SARASOTA, FLORIDA 34230

JUN 29 5 30 PM '90
 REC'D
 OFFICE OF THE CLERK
 COUNTY OF SARASOTA, FLORIDA