

Warranty Deed

The terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

This Indenture, made January 27, 1994, by and between MOBILE PARK PROPERTIES, INC., a Florida corporation, hereinafter referred to as Grantor, whose post office address is 950 Ridgewood Avenue, Venice, Florida 34292, and MHC - BAY INDIES VISTAS, INC., an Illinois corporation, hereinafter referred to as Grantee, whose post office address is Two North Riverside Plaza, Chicago, Illinois 60606.

Witnesseth: Grantor, 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, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

ALL THAT CERTAIN property as more particularly described on Exhibit "A" attached hereto and made a part hereof.

SUBJECT restrictions and easements of record as more fully described on Exhibit "B" attached hereto; applicable zoning regulations and ordinances; and real estate taxes for 1994 and subsequent years.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

WITNESSES:

MOBILE PARK PROPERTIES, INC., a Florida corporation

James L. Turner
Signature of Witness

JAMES L. TURNER
Print Name of Witness

Lucille Temple
Signature of Witness

LUCILLE TEMPLE
Print Name of Witness

By: William I. Dorsey
William I. Dorsey
As President

(Corporate Seal)

TRANS NUM: 00277788
DOC STAMPS PD: 294000.00
INTANG. TAX PD: 6.00
KAREN E RUSHING SARASOTA CO.
BY: CSQ D.C.

STATE OF FLORIDA COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 24 day of January 1994 by William I. Dorsey, as President of MOBILE PARK PROPERTIES, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced personally known identification. If no type of identification is indicated, the above-named person is personally known to me.

Lucille Temple
Signature of Notary Public

LUCILLE TEMPLE
Print Name of Notary Public

(Notary Seal)

I am a Notary Public of the State of Florida,
and my commission expires on _____.

Prepared by and return to:
James L. Turner, Esq./bz
Williams, Parker, Harrison, Dietz & Getzen
1550 Ringling Boulevard
Sarasota, Florida 34236
(813) 366-4800

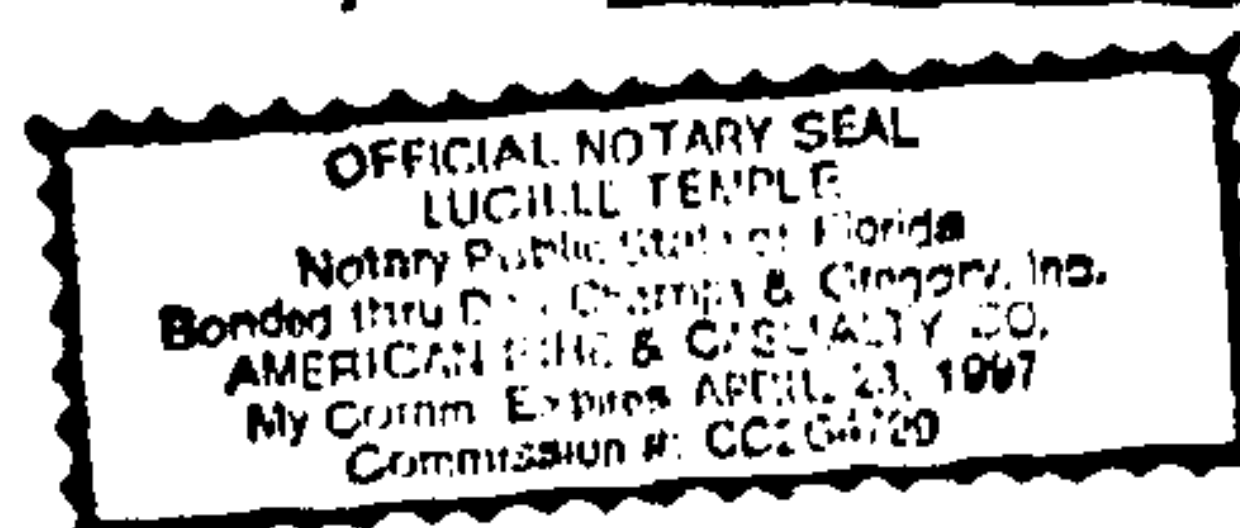


EXHIBIT "A"

**** OFFICIAL RECORDS ****
BOOK 2594 PAGE 2671

The East 1/2 of the Northwest 1/4 of Section 8, Township 39 South, Range 19 East, the East 1/2 of the Southwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4, Section 5, Township 39 South, Range 19 East, and the South 53 feet of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 39 South, Range 19 East, together with the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 39 South, Range 19 East, less the South 53 feet and also less the North 21 feet thereof, Sarasota County, Florida.

ALSO:

South 30 feet of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 39 South, Range 19 East, and North 7 yards of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 39 South, Range 19 East, Sarasota County, Florida.

AND

A tract of land lying in the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 39 South, Range 19 East, Sarasota County, Florida described as follows:

Begin at the center of said Section 5; thence North 89 degrees 33'23" West along the Southerly line of the Northwest 1/4 of said Section, a distance of 1330.47 feet to the Westerly line of the Southeast 1/4 of the Northwest 1/4 of said Section; thence North 00 degrees 35'20" East along said Westerly line a distance of 665.32 feet; thence North 89 degrees 47'58" East, a distance of 1567.33 feet to the PC of a curve to the right having a central angle of 75 degrees 14'02" and a radius of 382.50 feet; thence Southeasterly along the arc a distance of 502.25 feet; thence South 14 degrees 58'00" East, a distance of 417.10 feet to the Southerly line of the Northeast 1/4 of said Section; thence North 89 degrees 33'23" West along said Southerly line a distance of 722.33 feet to the Point of Beginning.

AND

The North 115.5 feet of the West 197.15 feet of the Southeast 1/4 of Northwest 1/4 of Southwest 1/4 of Section 5, Township 39 South, Range 19 East, lying and being in Sarasota County, Florida.

LESS

That parcel deeded to the City of Venice by Fee Simple Deed recorded in Official Records Book 1003, Page 1391, of the Public Records of Sarasota County, Florida, for road right of way purposes.

EXHIBIT B

.. OFFICIAL RECORDS ..
BOOK 2594 PAGE 2672

1. State Road Reservation reserved unto the COUNTY OF SARASOTA by that certain Deed, filed September 17, 1945, in Deed Book 200, Page 215, of the Public Records of Sarasota County, Florida. (Applies to the SE¼ of the NW¼ of Section 8, Township 39 South, Range 19 East)
2. Oil and Mineral Reservation reserved unto the STATE OF FLORIDA by that certain Deed from the TRUSTEES OF THE INTERNAL IMPROVEMENT FUND of the STATE OF FLORIDA, filed October 29, 1945, in Deed Book 201, Page 420, of the Public Records of Sarasota County, Florida. (Applies to the SW¼ of the NE¼ of Section 5, Township 39 South, Range 19 East)
3. Easement to FLORIDA POWER AND LIGHT COMPANY, recorded April 3, 1962, in Official Record Book 361, Page 148, of the Public Records of Sarasota County, Florida.
4. Easement to FLORIDA POWER AND LIGHT COMPANY, recorded February 15, 1962, in Official Record Book 351, Page 208, of the Public Records of Sarasota County, Florida.
5. Easement, recorded May 20, 1966, in Official Record Book 579, Page 904, of the Public Records of Sarasota County, Florida.
6. Easement, recorded September 24, 1982, in Official Record Book 1535, Page 1439, of the Public Records of Sarasota County, Florida.
7. Resolution Annexing Lands to CITY OF VENICE, recorded June 17, 1972, in Official Record Book 902, Page 485; Official Record Book 810, Page 101; and Official Record Book 973, Page 651, all of the Public Records of Sarasota County, Florida.
8. Agreement with the CITY OF VENICE, recorded in Official Record Book 810, Page 133; as amended in Official Record Book 893, Page 887; Official Record Book 970, Page 595; and Official Record Book 1045, Page 468, all of the Public Records of Sarasota County, Florida.
9. Grant of Easements to the CITY OF VENICE, recorded in Official Record Book 945, Page 468; Official Record Book 1051, Page 1856; and Official Record Book 1003, Page 1394; as amended in Official Record Book 1003, Page 1397, all of the Public Records of Sarasota County, Florida.
10. Amended Grant of Easements to the CITY OF VENICE, recorded in Official Record Book 962, Page 77, of the Public Records of Sarasota County, Florida.
11. Easement to FLORIDA POWER AND LIGHT COMPANY, recorded in Official Record Book 1413, Page 185, of the Public Records of Sarasota County, Florida.
12. Easement Deed and Agreement to the CITY OF VENICE, recorded in Official Record Book 2470, Page 1764, of the Public Records of Sarasota County, Florida.

EXHIBIT B

Continued

13. Agreement with the CITY OF VENICE, recorded in Official Record Book 902, Page 505; amended in Official Record Book 967, Page 1972; Official Record Book 971, Page 630; and Official Record Book 1327, Page 481, all of the Public Records of Sarasota County, Florida.

Unrecorded CITY OF VENICE Ordinance No. 725-78, adopting a Comprehensive Zone Code for the CITY OF VENICE, adopted June 27, 1978; amended by that certain unrecorded CITY OF VENICE Ordinance No. 871-18, adopted January 27, 1981.

14. Right-of-Way to FLORIDA POWER AND LIGHT COMPANY, recorded in Official Record Book 359, Page 207, of the Public Records of Sarasota County, Florida.
15. Agreement between SARASOTA COUNTY and FLORIDA POWER AND LIGHT COMPANY, recorded in Official Record Book 374, Page 680, of the Public Records of Sarasota County, Florida.
16. Easement to FLORIDA POWER AND LIGHT COMPANY, recorded in Official Record Book 362, Page 196, of the Public Records of Sarasota County, Florida.
17. Subject to any and all residual royalty rights of COASTAL PETROLEUM COMPANY, or its assigns, resulting from any agreements with the TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF FLORIDA.
18. Notice of MOBILE HOMEOWNERS ASSOCIATION right to purchase Mobile Home Park, executed by BAY INDIES HOMEOWNERS ASSOCIATION, INC., recorded January 6, 1987, in Official Record Book 1913, Page 577, of the Public Records of Sarasota County, Florida.
19. Rights of Tenants, as Tenants only, pursuant to written leases.

RECORDED IN OFFICIAL
RECORDS
RECORD VERIFIED
51 JAN 27 PM 4:26
CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL
[Signature]