

REC \$ 6.00
DOC \$35,700.00

TRANS NUMBER 0316146
DOC STAMPS PD: \$35700.00
ENTRND. TAX PD: 1.00
MAYN E. RUSHING SARASOTA FL.
BY: *J. Dumbaugh*

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OFFICIAL RECORDS
BOOK 2647 PAGE 1535

THIS INSTRUMENT PREPARED BY:
JOHN D. DUMBAUGH, ESQ. #1650.035/JD
1900 RINGLING BLVD.
SARASOTA, FLORIDA 34236
PARCEL I.D# (MULTI-PARCEL)

WARRANTY DEED

THIS WARRANTY DEED made the 26th day of MAY, 1994 by TWO M DEVELOPMENT, INC., A FLORIDA CORPORATION, hereinafter called the grantor, whose post office address is C/O 1900 RINGLING BLVD., SARASOTA, FLORIDA 34236, to COLUMBIA MIDTOWN JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, whose post office address is 2750 BAHIA VISTA STREET, SARASOTA, FL 34239 and has Tax ID#61-1258724, 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 assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) 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 situate in SARASOTA County, Florida, viz:

UNITS 101, 102, 103, 104, 105, 106, 107, 202, 208, 209, 210, 211, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310 AND 311, BUILDING A; UNITS 101, 102, 103, 104, 105, 106, 107, 201, 202, 203, 204, 210, 211, 303, 304, 305, 306, 307, 308, 309, 310, 311, BUILDING B; UNITS 201, 202, 210 AND 211, BUILDING C, MIDTOWN OFFICE PARK CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1856, PAGE 1512, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 25, PAGES 40 THRU 40C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Subject to reservations, easements of record, governmental zoning, rules and regulations; taxes and assessments for the current and subsequent years.

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.

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:

TWO M DEVELOPMENT, INC., A FLORIDA CORPORATION

[Signature]
PRINT WITNESS NAME: John D. Dumbaugh
[Signature]
PRINT WITNESS NAME: Mechale D. Bacon

BY: *[Signature]*
JOHN W. MESHAD ITS President

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN W. MESHAD, THE PRESIDENT OF TWO M DEVELOPMENT, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 26th DAY OF MAY, 1994.

[Signature]
NOTARY PUBLIC-STATE OF FLORIDA
NAME: John David Dumbaugh
COMMISSION NO. _____

MY COMMISSION EXPIRES: 02:4 11d 1-700 95

OFFICIAL NOTARY SEAL
JOHN DAVID DUMBAUGH
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC081578
MY COMMISSION EXP. MAR. 2, 1995