

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 this 8 day of July 1994, by and between MARIANA JUDGE HILL (formerly known as MARIANA J. SIMON and MARIANA JUDGE SIMON), hereinafter referred to as Grantor, whose post office address is 1332 South Lakeshore Drive, Sarasota, Florida 34231, and JORA ASSOCIATES, a Florida general partnership, hereinafter referred to as Grantee, whose post office address is 310 John Ringling Boulevard, Sarasota, Florida 34236.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to her 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:

Lot 21, Block 3, ST. ARMAND'S DIVISION OF JOHN RINGLING ESTATES, INC., as per Plat thereof recorded in Plat Book 2, Page 30, Public Records of Sarasota County, Florida.

Subject to taxes for the year 1994 and subsequent years.

Subject, also, to zoning and other prohibitions and regulations imposed by government authority, and easements, restrictions and reservations of record.

Subject to that certain Lease from Grantor to Kingsley's Book Emporium, Inc. dated May 23, 1988, as amended September 17, 1990 and, also, to that certain Lease from Grantor to Action Realty, Inc., dated December 31, 1993, and the Addendum thereto dated April 11, 1994.

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.

Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of her family reside on the above property or any property adjacent thereto; the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

In Witness Whereof, Grantor has signed and sealed this deed on the date first above written.

WITNESSES:

George A. Dietz
Signature of Witness

George A. Dietz
Print Name of Witness

Scott W. Dunlap
Signature of Witness

Scott W. Dunlap
Print Name of Witness

Mariana Judge Hill (SEAL)
Mariana Judge Hill
1332 South Lakeshore Dr
Sarasota 34231

TRANS NUM: 00311812
DOC STAMPS PD: \$7700.00
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: William D.C.

RECORDED IN OFFICIAL
BOOK 2650
PAGE 1143
JUL 12 PM 3:27

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 8 day of July, 1994 by Mariana Judge Hill, who is personally known to me or who has produced M. J. Hill as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Scott W. Dunlap
Signature of Notary Public

Scott W. Dunlap
Print Name of Notary Public

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

Prepared by and return to:
George a. Dietz, Esquire
Williams, Parker, Harrison, Dietz & Getzen
1550 Ringling Boulevard
Sarasota, Florida 34236
(813) 366-4800



SCOTT W. DUNLAP
COMMISSION # CC 302856
EXPIRES AUG 8, 1997
Atlantic Bonding Co., Inc.
800-732-2244

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