

PREPARED BY AND RETURN TO:
V. MORRIS SMITH, ESQUIRE
Burket, Smith, Bowman & George
22 So. Tuttle Ave. Suite #3
Sarasota, Florida 34237

Parcel ID# 0080-24-0016, as to Parcel 1
Parcel ID# 0080-24-0005, as to Parcel 2

Receipt #: 000000436629-09
Doc Stamp-Deed : 19525.10
Karen E. Rushing, Sarasota Co
By: Karen E. Rushing D.C.

WARRANTY DEED

THIS INDENTURE, made this 27th day of June, 1996, BETWEEN TRADE WINDS OF SARASOTA HOTEL CORPORATION, as to Parcel 1, and WILLIAM S. COLEMAN and HILDA M. COLEMAN, husband and wife, as to Parcel 2, of the County of Sarasota, State of Florida, Grantors, and ODYSSEY HOTEL BETA, INC. a Florida Corporation, whose Tax ID# is 65-0310077, whose post office address is 5311 OCEAN BLVD, SARASOTA, FL 34242, Grantee.

Said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and grantee's successors and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and reservations of record if any, and taxes and assessments for 1996 and subsequent years.

The purpose of this deed is to exercise that certain option to purchase as contained within Article 3 of that certain Memorandum of Lease and Option dated January 13, 1992 and as recorded in Official Record Book 2394, Page 2100, of the Public Records of Sarasota County, Florida.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

TRADE WINDS OF SARASOTA HOTEL
CORPORATION

V. Morris Smith

V. MORRIS Smith
(Print or Type Name)

By William S. Coleman

WILLIAM S. COLEMAN, President
4763 Meadow View Boulevard
Sarasota, Florida 34233

David G. Bowman, Jr.

David G. Bowman, Jr.
(Print or Type Name)

William S. Coleman

WILLIAM S. COLEMAN
4763 Meadow View Boulevard
Sarasota, Florida 34233

Hilda M. Coleman

HILDA M. COLEMAN
4763 Meadow View Boulevard
Sarasota, Florida 34233

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27
day of June, 1996, by WILLIAM S. COLEMAN as President, and WILLIAM
S. COLEMAN and HILDA M. COLEMAN, as husband and wife,
 who are personally known to me; or
 who have produced a driver's license as identification.

Miko P. Cunderson

NOTARY PUBLIC
Print Name:
My Commission Expires:

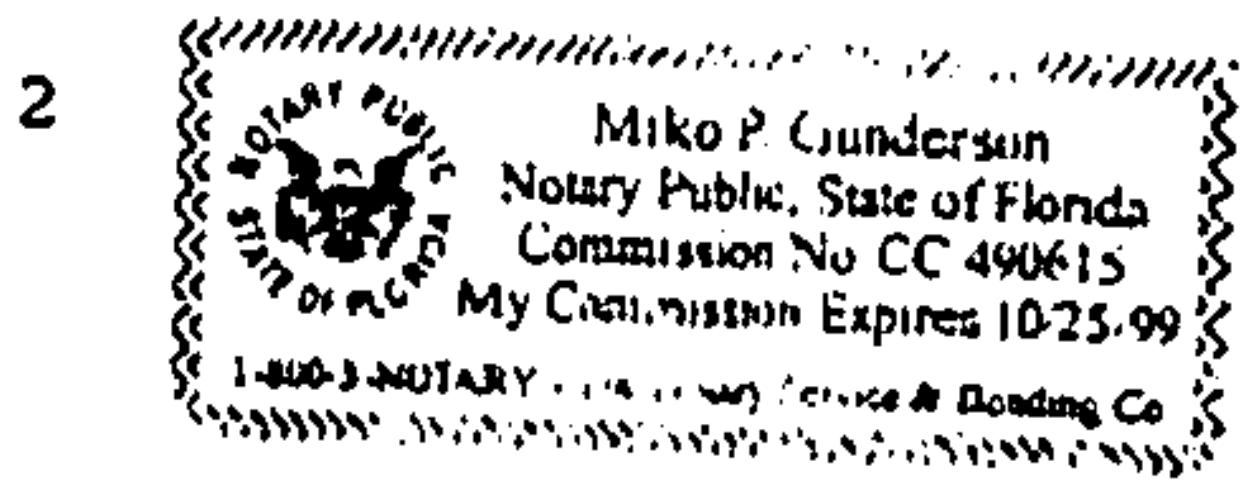


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lots 33 and 34, Block 17, SARASOTA BEACH, as per plat thereof recorded in Plat Book 1, Pages 76 through 81, of the Public Records of Sarasota County, Florida.

Parcel 2:

Lots 14, 15 and 16, together with portions of Lots 13, 17 and 18, Block 15, SARASOTA BEACH, as per plat thereof recorded in Plat Book 1, Pages 76 through 81, inclusive, of the Public Records of Sarasota County, Florida, all being and lying within the following described boundary:

Commence at the S.E. corner of Lot 18, thence Westerly along Southerly line of Lot 18, 15.00 feet for a P.O.B.; thence N 14°35' 47" E, 164.70 feet to a point on the North line of Lot 13; thence N 88°42' E along said Northerly lot line, 121.1 feet to the N.E. corner of Lot 13; thence along the Easterly and Southerly lines of Block 15 for the following calls: Southerly along a curve concave to West (R=570') 225.44 feet to a P.C.C.; thence along curve concave to the N.W. (R=10', delta angle=116°20') for 20.3' to a P.R.C.; thence Westerly along curve concave to S.W. (R=830') for 205.00 feet to the P.O.B.

Being and lying in Sections 11 and 12, Township 37 South, Range 17 East, Sarasota County, Florida.

RECORDED IN OFFICIAL
RECORDS
96 JUL - 1 PM 2:52
CLERK OF COURT
SARASOTA COUNTY, FL