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KAREN E. RUSHING
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SARASOTA COUNTY, FLORIDA
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After Recordation, Return To:
Glee A. Triplett, Esq.
16 Blackland Road NW
Atlanta, Georgia 30342

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of August, 1998, by and between **NORTH PORT E.D.G.**, a Florida general partnership (hereinafter referred to as "Grantor"), and **FLA II TRUSTEE, INC., AS TRUSTEE OF THE NORTH PORT VENTURE LAND TRUST U/A/D 7/15/98** (hereinafter collectively referred to as "Grantee"), whose address is c/o Gerald Pollack, 2500 Tennyson Lane, Highland Park, IL 60035 (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, that certain real property located in Sarasota County, Florida, and being more particularly described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property, with all and singular the rights, interests and appurtenances belonging or in anywise appertaining to the Property, to the use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

FULL POWER AND AUTHORITY, including all powers granted by F.S. 689.071, are granted to Grantee either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the Property.

AND GRANTOR will warrant and forever defend the right and title to the above described Property unto Grantee against the claims of all persons and entities whomsoever claiming by, through or under the Grantor, but against no others. This conveyance is made subject to those matters described on Exhibit B attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

NORTH PORT E.D.G., a Florida general partnership

Marsha Finlason
Signature

MARSHA Finlason
Print Name

Richard L. Olsey
Signature

RICHARD L. OLSEY
Print Name

By: COVE PARTNERSHIP #1, LTD., a Florida limited partnership, General Partner

By: COVE PROPERTIES, INC., a Florida corporation, General Partner

By: Dennis M. Sheehan
Dennis M. Sheehan, President

STATE OF FLORIDA)
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me this 5th day of August, 1998, by DENNIS M. SHEEHAN, as President of COVE PROPERTIES, INC., a Florida corporation, sole General Partner of COVE PARTNERSHIP #1, LTD., a Florida limited partnership, Managing General Partner of NORTH PORT E.D.G., a Florida general partnership. He [is personally known to me] [has produced State of _____ Driver's License # _____ as identification].

Marsha L Finlason
Notary Public, State of Florida at Large

My commission expires:
Marsha L Finlason
My Commission CC751966
Expires June 17 2002

EXHIBIT A

Lot 1, NORTH PORT MARKET PLACE, a subdivision according to the plat thereof, recorded in Plat Book 39, Pages 25 and 25A, Public Records of Sarasota County, Florida.

Exhibit B

1. Taxes for the year 1998, and taxes and assessments levied or assessed subsequent to the date hereof.
2. Short Form Lease which contains Restrictions by and between North Port E. D. G., a Florida general partnership and Eckerd Corporation, recorded January 8, 1998 in Official Records Book 3054, page 1052, and Lease dated November 10, 1997 referred to therein, each, as amended by Subordination, Non-Disturbance and Attornment Agreement dated _____, between Eckerd Corporation, FLA II Trustee, Inc., as Trustee of the North Port Venture Land Trust U/A/D 7/15/98 and Central Park Capital, L.P., and LaSalle National Bank, as Trustee, recorded _____, in Official Records Book _____, page _____, Public Records of Sarasota County, Florida.
3. Reservation of easement for ingress and egress and drainage reserved in Special Warranty Deed executed by Atlantic Gulf Communities Corporation, a Delaware corporation, to North Port Land Group, a Florida general partnership, recorded in Official Records Book 3035, page 266, Public Records of Sarasota County, Florida.
4. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of North Port Market Place, recorded in Plat Book 39, page 25, Public Records of Sarasota County, Florida, including a 10 foot Drainage and Utility Easement along the Northerly lot line, a 5 foot Drainage and Utility Easement along the Westerly lot line, a 20 foot Drainage and Utility Easement along the Southerly lot line a 10 foot Utility Easement along the Easterly lot line and an Easement for Ingress and Egress that is the North 24 feet of the Southerly 44 feet of lot.
5. Water and Wastewater System Standard Developer's Agreement between the City of North Port, Florida and North Port Land Group recorded in Official Records Book 3043, page 846, Public Records of Sarasota County, Florida.
6. Restrictions, covenants and conditions as contained in the Declaration of Covenants and Restrictions of North Port Market Place recorded in Official Records Book 3041, page 1027, of the Public Records of Sarasota County, Florida, which provide for assessments and may result in the imposition of a lien for nonpayment.
7. Reciprocal Access Easement Agreement executed by and between North Port Land Group and North Port E. D. G., recorded in Official Records Book 3061, page 2768, as amended by ~~Clerk's File #~~ instrument recorded simultaneously herewith in the Public Records of Sarasota County, Florida.
8. Drainage Easement Agreement executed by and between North Port Market Place Association, Inc., North Port Land Group, and North Port E. D. G., recorded in Official Records Book 3061, page 2776, of the Public Records of Sarasota County, Florida.
9. Easement in favor of Florida Power & Light Company filed under Clerk's File #1998071431, as amended by ~~Clerk's File #~~ instrument recorded simultaneously herewith in the Public Records of Sarasota County, Florida.