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Sarasota, Florida 34236
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KAREN E. RUSHING
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SARASOTA COUNTY, FLORIDA
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WARRANTY DEED

THIS INDENTURE, made this 26th day of August 1999, by and between **CLINO PENG** and **GINA D. PENG**, husband and wife, **CLINO PENG**, as Trustee under Trust Agreement dated March 11, 1997, and under deed recorded in the Official Records as Instrument #1998167282, Public Records of Sarasota County, Florida, and **GINA D. PENG**, as Trustee under Trust Agreement dated March 11, 1997, and under deed recorded in the Official Records as Instrument #1998167283, Public Records of Sarasota County, Florida (collectively "Grantor"), whose post office address is 4433 Westwood Lane, Sarasota, Florida 34231, and **PENG FAMILY LIMITED PARTNERSHIP**, a Florida limited partnership, whose post office address is 2727 South Tamiami Trail, Sarasota, Florida 34239.

WITNESSETH, Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its successors and assigns, the following described property situate in Sarasota County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

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 the 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 the property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the date above written.

WITNESSES (as to all Grantors):

Eliza C. Marshall
Signature of Witness

Elizabeth C. Marshall
Print Name of Witness

Bonnie A. Bird
Signature of Witness

BONNIE A. BIRD
Print Name of Witness

Clino Peng
CLINO PENG, individually and as Trustee aforesaid

Gina D Peng
GINA D. PENG, individually and as Trustee aforesaid

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 26th day of August 1999 by CLINO PENGE, individually and as Trustee aforesaid, and GINA D. PENGE, individually and as Trustee aforesaid, who are personally known to me or who have produced _____ as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Bonnie A. Bird

Signature of Notary Public

(Notary Seal)

BONNIE A. BIRD

Print Name of Notary Public

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

JAG-361636.1



BONNIE A BIRD
My Commission CC494867
Expires Oct. 18, 1999

EXHIBIT "A"

1. Lots 14 and 15, Block 1, SOUTH SIDE PARK, as per plat thereof recorded in Plat Book 4, page 8, of the Public Records of Sarasota County, Florida.

ALSO: A part of a parcel shown as "Park" on plat of SOUTH SIDE PARK, Plat Book 4, page 8, bounded on the West by Tamiami Trail; on the East by West Park Drive; North and South by the extension of the North and South lines of Lot 14 and Lot 15, Block 1, projected and shown as Parcel 2 and Parcel 3 on a survey by J. Lewis Cobia, Surveyor, recorded in Official Records Book 375, page 267, of the Public Records of Sarasota County, Florida.

2. Lots 23 and 24, Block 157, Unit 36, SOUTHGATE SUBDIVISION, according to the plat thereof recorded in Plat Book 16, page 9, Public Records of Sarasota County, Florida, together with a 9.75% interest in the private access as set out on plat.

JAG-219688.1