(3)
9.50 + DR29
+ Doc Stamps $420.00

THIS INSTRUMENT PREPARED BY
AND RETURN TO.
Jeffrey T. Shear, Esquire
Ruden, McClosky, Smith, Schuster
& Russell, P.A.
2700 SunTrust Financial Centre
401 East Jackson Street
Tampa, Florida 33602

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000088698 4 PGS
2000 JUL 13 01:05 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
RVENABLE Receipt#055887

Doc Stamp-Deed: 420.00

2000088698

SPECIAL WARRANTY DEED

THIS INDENTURE, is made this // day of July, 2000. Wherever used herein, the terms "GRANTOR" and "GRANTEE" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto.

BETWEEN VENICE PINES PLAZA, LTD, a Florida limited partnership, whose address is 13925 58th Street North, Clearwater, FL 33760, "GRANTOR," and CHRIS MAKRODIMITRAS, whose address is 709 Barcelona Avenue, Venice , FL 34285, "GRANTEE."

WITNESSETH, that the GRANTOR, for Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the said GRANTEE forever, the land, situate, lying and being in the County of Sarasota, State of Florida, described in Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to the exceptions set out in Exhibit "B" attached hereto and made a part hereof.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

And the GRANTOR does hereby fully warrant the title to that above described real estate so hereby conveyed and will defend the same against the lawful claims, arising out of events occurring prior to the recording of this Deed, of all persons claiming, by through or under the Grantor, but against none other.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed the day and year above written.

Signed, sealed and delivered
in the presence of:

(Witness Signature)
Print Name: MARVIN SLOVACEK

(Witness Signature)
Print Name: Michele Lee Reeks

GRANTOR:

VENICE PINES PLAZA, LTD. a Florida limited partnership,

By: Venice Pines GP, Inc., a Florida corporation, Sole General Partner

By: _____
Print Name: BETH WOHLWEND
Its: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 10 day of July, 2000, by BETH WOHLWEND, as VICE PRESIDENT of Venice Pines GP, Inc., a Florida corporation, sole general partner of Venice Pines Plaza, Ltd., a Florida limited partnership, on behalf of the corporation and partnership. He/she is [select one:]

[✓] personally known to me
or
[ ] produced a _____ driver's license as identification.

_____
Notary Public - (Signature)
Print name: MELISSA D. ELLERMAN

My Commission Expires: 11-5-02

Melissa D. Ellerman
Commission No CC 788469
Commission Exp 11/05/2002

OFFICIAL RECORDS INSTRUMENT # 2000088698 4 pgs

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land lying in the East 1/2 of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida Described as follows

Commence at the Southeast Corner of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida, thence N 88°59'37"W, along the South line of said Section 15, a distance of 589 28 feet, thence leaving said south line of Section 15, N.00°26'26"E, parallel with the East line of said Section 15, a distance of 70 00 feet to the intersection with the North right of way line of Center Road (a 140' Right of Way), thence continue N 00°26'26"E parallel with said East line of section 15, a distance of 160 15 feet, thence N 89°33'34"W, perpendicular to said East line of Section 15, distance of 60 00 feet to the POINT OF BEGINNING, thence continue N 89°33'34"W, a distance of 75 35 feet, thence N 00°26'26"E, parallel with said East line of section 15, a distance of 64 00 feet, thence S 89°33'34"E., perpendicular to said East line of Section 15, a distance of 75 35 feet, thence S.00°26'26"W, parallel with said East line of section 15, a distance of 64 00 feet to the POINT OF BEGINNING

Parcel contains 4821 29 square feet more or less

EXHIBIT "B"

EXCEPTIONS

1 Taxes for the year of 2000 and subsequent years which are not yet due and payable.

2. Rights of Xcel Investments, Inc., a Florida General Partnership, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, as contained in Final Judgment, recorded August 27, 1968, in Official Records Book 755, Page 595, conveyed to Xcel Investments, Inc., a Florida General Partnership, by Quit Claim Deed recorded in Official Records Book 1775, Page 1336, and conveyed as to only a portion thereof by Quit Claim Deed recorded in Official Records Book 2314, Page 188 of the Public Records of Sarasota County, Florida.

3. Stipulations and Limitations recorded September 3, 1997 in Official Records Book 1972, Page 2808, of the Public Records of Sarasota County, Florida.

4. Terms, covenants, conditions, restrictions and easements set forth in Declaration recorded June 15, 1989 in Official Records Book 2129, Page 1684, of the Public Records of Sarasota County, Florida.

5 Water and Sewer Service Agreement recorded June 27, 1989 in Official Records Book 2132, Page 1130, of the Public Records of Sarasota County, Florida.

6. Notice of Special Assessment recorded December 12, 1989 in Official Records Book 2172, Page 1503, of the Public Records of Sarasota County, Florida.

7. Easement(s) granted to SSU Services, recorded in Official Records Book 2265, Page 81, joined and granted to Southern States Utilities, Inc , by instrument recorded in Official Records Book 2696, Page 1197, transferred, assigned, and assumed by Agreement with Sarasota County recorded in Official Records Book 2696, Page 1238, of the Public Records of Sarasota County, Florida.

8. Covenants contained in Warranty Deed recorded in Official Records Book 2253, Page 1805, of the Public Records of Sarasota County, Florida.