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2001 APR 18 08:34 AM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#035580  
Doc Stamp-Deed: 3.150.00

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284  
This instrument prepared by  
Mary Lynn Desjarlais, P A  
Mary Lynn Desjarlais, Esquire  
7029 A South Tamiami Trail  
Sarasota, Florida 34231

Tax Parcel ID 0109-01-0001

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### Warranty Deed

(Statutory Form - FS 689 02)

This Indenture, made April 2, 2001, between **Leslie R. Nulty, Claudia L Nulty, and Amy R. Nulty**, of the County of Sarasota in the State of Florida, party of the first part, whose post address is 8533 Eagle Preserve Way, Sarasota, Florida, 34241, and **Twin Properties, LLC, a Florida Corporation**, party of the second part, and whose post office address is 8533 Eagle Preserve Way, Sarasota FL 34241, and whose Taxpayer Identification Number is 65-1054090,

#### Witnesseth.

That the said party of the first part, for and in consideration of the sum of \$10 00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit

SEE LEGAL EXHIBIT "A"

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year

This is Non-Residential Property

Grantor certifies, warrants and covenants that neither Grantor nor any of their family reside on the above property or any property contiguous thereto, the above described property does not constitute any part of Grantor's homestead under the laws of the State of Florida

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever

Dated on April 2, 2001

Signed, sealed and delivered in the presence of

Sign KR Swan  
Print KR SWAN  
Sign Peter Genovese  
Print Peter Genovese  
Sign KR Swan  
Print KR SWAN  
Sign Peter Genovese  
Print Peter Genovese  
Sign KR Swan  
Print KR SWAN  
Sign Peter Genovese  
Print Peter Genovese

Leslie R Nulty  
Leslie R Nulty

Claudia L Nulty  
Claudia L Nulty

Amy R Nulty  
Amy R Nulty

[space below this line for acknowledgments]

STATE OF FLORIDA

COUNTY OF Sarasota

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me on April 2, 2001, by Leslie R Nulty, Claudia L Nulty, and Amy R Nulty,  who is/are personally known to me or  who produced a Florida Driver's License as identification

NOTARY PUBLIC

*Mary Lynn Desjarlais*

{notarial seal}

State of Florida at Large  
My commission expires  
My commission number is



Mary Lynn Desjarlais  
My Commission CC911935  
Expires April 01 2004

*(Handwritten mark)*

EXHIBIT "A"

Commence at the Northeast corner of Section 20, Township 37 South, Range 18 East; thence S 0°01'41" W along the East line of Section 20, 25 feet, thence North 89°23'24" West (parallel to North line of Section 20) 85 feet to a Point of Beginning; thence Southerly and parallel to the East line of Section 20, a distance of 167.25 feet; thence Westerly and parallel to the North line of Section 20 a distance of 120 feet; thence Northerly 167.25 feet; thence Easterly 120 feet to the Point of Beginning, lying and being in Section 20, Township 37 South, Range 18 East, Sarasota County, Florida