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10,500.⁰⁰

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002038228 5 PGS
2002 MAR 07 04:20 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#144359

This Instrument Prepared By
Jeffrey S Russell, Esquire
Abel, Band, Russell, Collier,
Pitchford & Gordon, Chartered
P O Box 49948
Sarasota, FL 34230-6948

Doc Stamp-Deed: 10,500.00



WARRANTY DEED

This Warranty Deed is made by Roslan Properties, L C , a Florida limited liability company, hereinafter referred to as "Grantor," to Phillippi Shores Investments #1, L L C , a Florida limited liability company, whose Taxpayer Identification Number is _____, and whose post office address is 500 Phillippi Shores Drive, Sarasota, FL 33581, hereinafter referred to as "Grantee "

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10 00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida

See Exhibit "A" Annexed Hereto

The Property Appraiser's Parcel Identification Number of the above described real property is 2022-16-0001

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year, including but not limited to those certain permitted exceptions annexed as Exhibit "B" hereto and incorporated by reference herein

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple, that Grantor has good right and lawful authority to sell and convey the property, that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever

Executed on the 7 day of MARCH, 2002

Return to: Abel, Band, et al

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Roslan Properties, L C., a Florida limited liability company

By RYR Properties, Inc, a Florida corporation, as its Member

WITNESSES

[Signature]
Print Name TROY H. MYERS, JR

[Signature]
Print Name SUE A JACOBSON

By [Signature]
Miroslav Roser, President
Address 1013 Fielding Lane
Sarasota, FL 34232

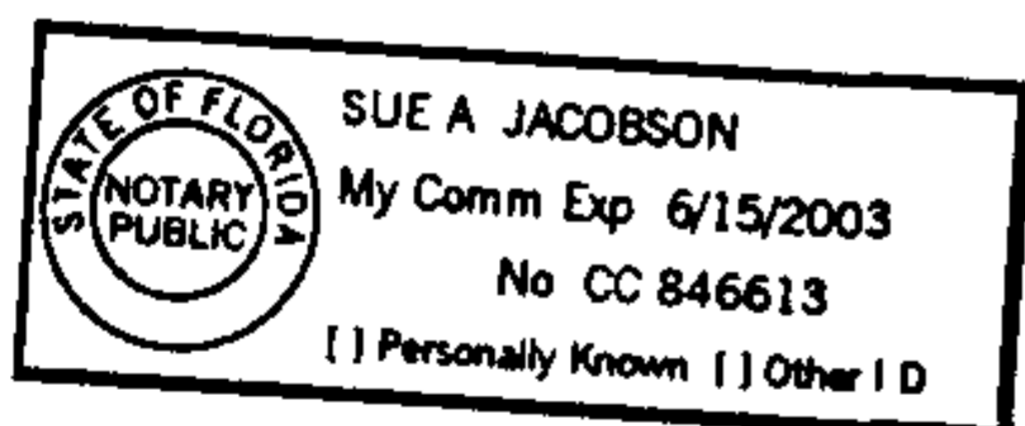
By. Investor Homes, Inc, a Florida corporation, as its Member

[Signature]
Print Name TROY H. MYERS, JR
[Signature]
Print Name SUE A JACOBSON

By [Signature]
Klaus Lange, President
Address. 4900 BRYDILL CIRCLE
SARASOTA FL 34234

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 7 day of March, 2002, by Miroslav Roser, as President of RYR Properties, Inc, a Florida corporation, as Member of Roslan Properties, L C, a Florida limited liability company, on behalf of the corporation and the limited liability company



[Signature]
Notary Public
Print Name _____
My Commission Expires _____

Personally Known (OR) Produced Identification _____
Type of identification produced _____

STATE OF FLORIDA
COUNTY OF DeSoto

The foregoing instrument was acknowledged before me this 7 day of March, 2002, by Klaus Lange, as President of Investor Homes, Inc, a Florida corporation, as Member of Roslan Properties, L C, a Florida limited liability company, on behalf of the corporation and the limited liability company

Sue A. Jacobson
Notary Public
Print Name: _____
My Commission Expires _____

Personally Known ✓ (OR) Produced Identification _____
Type of identification produced _____

(JSR/dh-2529-6\WD 3)

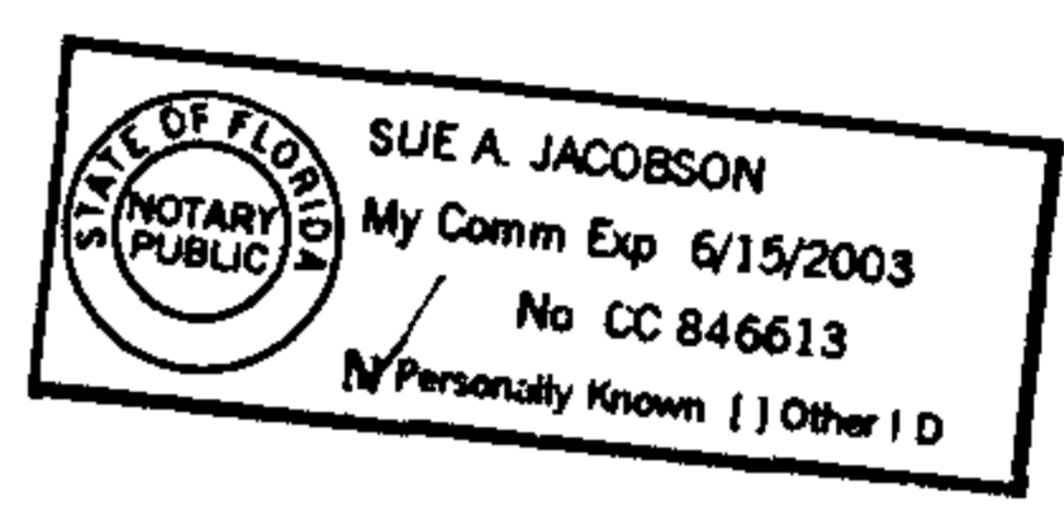


EXHIBIT "A"

Commence at the southeast corner of Section 16, Township 36 South, Range 18 East; thence S. 89°59'13" W. along the South line of Section 16, a distance of 40.00 feet to the Westerly line of 100 foot right of way for Oriente Road, for a point of beginning; thence continue S.89°59'13" W., 798.60 feet; thence N.0°02'45" E., 138.00 feet; thence N. 89°59'13" E., 798.60 feet to the Westerly right of way of Oriente Road; thence S. 0°02'45" W., 138.00 feet to the point of beginning. Being and lying in Section 16, Township 36 South, Range 18 East, Sarasota County, Florida.

Exhibit "B"
Permitted Exceptions

- 1 Taxes and assessments for the year 2002 and subsequent years
- 2 Existing unrecorded leases, including, without limitation, the Laundry Lease, and all rights thereunder of the lessees and of any person claiming by, through or under the lessees
- 3 Mortgage executed by Roslan Properties, LC , a Florida limited liability company, to LOCAL FEDERAL BANK, F S B , dated April 17, 1998, filed on April 23, 1998, in Official Records Book 3098, Page 1904, of the Public Records of Sarasota County, Florida, securing the original principal amount of \$967,000 00 (to be satisfied by the Closing Agent at Closing from closing proceeds)
- 4 UCC-1 Financing Statement from Roslan Properties, LC , a Florida limited liability company, Debtor, to Local Federal Bank, F S B , Secured Party, and recorded April 23, 1998, in Official Records Book 3098, Page 1948, of the Public Records of Sarasota County, Florida (to be satisfied by the Closing Agent at Closing from closing proceeds)
- 5 Subject to matters of survey, including but not limited to
 - a Encroachment of 6 foot chain link fence over and outside the Westerly side lot line of subject property, as shown on survey dated April 7, 1998 by Red Stake Surveyors, Prj No 98030551, File # 98030551
 - b Encroachment of 6 foot chain link fence over and outside the Southerly lot line of subject property, as shown on survey dated April 7, 1998 by Red Stake Surveyors, Prj No 98030551, File # 98030551.
 - c Encroachment of Guy Wire onto subject property attached to a power pole (power pole is outside the Easterly side lot line) near the Southeast corner of the subject property, as shown on survey dated April 7, 1998 by Red Stake Surveyors, Prj No 98030551, File # 98030551
 - d Encroachment of 6 foot chain link fence onto subject property and outside the property line on the Southeast corner lot lines of the subject property, as shown on survey dated April 7, 1998 by Red Stake Surveyors, Prj No 98030551, File # 98030551
 - e Encroachments of four (4) power poles, four (4) Florida Power & Light pads, a cable box, a Florida Power and Light manhole, and a GTE box, all on the subject property and along the Southerly lot line of the subject property, as shown on survey dated April 7, 1998 by Red Stake Surveyors, Prj No. 98030551, File # 98030551