

Mayra De La OSA  
Greenberg Traurig PA  
1221 Brickell Ave ✓  
Miami FL 33131

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2002057941 4 PGS  
2002 APR 10 03:19 PM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#157327  
Doc Stamp-Deed: 31,500.00

THIS INSTRUMENT PREPARED BY:  
STEPHEN B. KEYSER, ESQ.  
FERGESON, SKIPPER, SHAW, KEYSER,  
BARON & TIRABASSI, P.A  
P.O. Box 3018  
SARASOTA, FL 34230

File No 8897/17668  
PARCEL ID #: 0428-12-0003 & 0428-12-0004



Grantee #1 Tax ID # \_\_\_\_\_  
Grantee #2 Tax ID # \_\_\_\_\_

Documentary Stamps \$ \_\_\_\_\_  
Recording Fee \$ \_\_\_\_\_

**DEED OF CONVEYANCE**

THIS INDENTURE, made this 8th day of April, 2002 between **GULFWIND OF VENICE, INC., a Florida Corporation, "Grantor",** whose address is 1601 Ken Thompson Parkway, Sarasota, FL 34236 and **GULFWIND SOUTH REALTY, L.L.C., a Delaware Limited Liability Company, "Grantee",** whose address is c/o MarineMax, Inc., 18167 U.S. Highway 19 North, Suite 499, Clearwater, FL 33764

WITNESSETH

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, and Grantee's successors, heirs, legal representatives and assigns forever, the following described real property, situate, lying and being in Sarasota County, Florida, to-wit

See Exhibit "A" attached hereto

Subject to Real estate taxes for the year 2002 and subsequent years, Applicable zoning regulations and ordinances; and all other covenants, conditions, restrictions and easements of record, if any, but this reference shall not operate to reimpose same

and Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple, that Grantor has good right and lawful authority to sell and convey said property, that except as noted above, at the time of the delivery of this Deed, the property was free from all encumbrances made by it, and that it warrants and will defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the day and year first above written

Executed on April 8, 2002

**Witnesses:**

*Tricia Ann Barrett*  
Witness #1 Signature  
TRICIA ANN BARRETT  
Print Name

*Stephen B Keyser*  
Witness #2 Signature  
STEPHEN B KEYSER  
Print Name

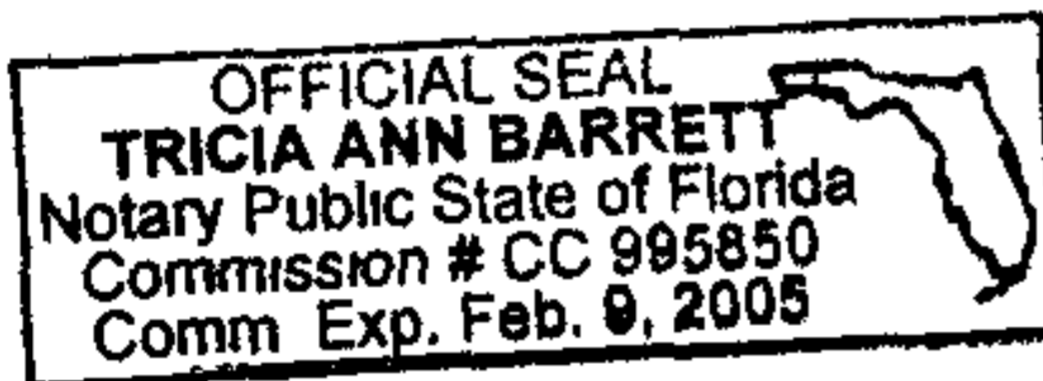
**GULFWIND OF VENICE, INC.**  
a Florida Corporation

By *Peter Smith* (Seal)  
Peter Smith  
President

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on April 8, 2002, by Peter Smith, as President of GULFWIND OF VENICE, INC, a Florida Corporation on behalf of the corporation

who is/are  personally known to me, or  
 who has/have produced \_\_\_\_\_ as identification



*Tricia Ann Barrett*  
Name. TRICIA ANN BARRETT  
Notary Public  
Serial Number (if any) \_\_\_\_\_  
Commission Expiration Date \_\_\_\_\_

EXHIBIT 'A'

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DESCRIPTION (From Chicago Title Insurance Company Commitment No. 10 2410 10 000585)

PARCEL A:

A parcel of land lying in Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the NW corner of the SW 1/4 of the SW 1/4 of Section 17, Township 39 South, Range 19 East; thence S 56°21'35" E, 318.36 feet; thence S 32°24'25" W, 367.23 feet to a point on the NEly R/W of State Road #45 (New Alignment-Venice Business Route); said point being on a curve concave to the SW which has a radius of 2954.79 feet, a central angle of 6°15'19" and a chord bearing of S 43°42'07" E, thence SEly along said NEly R/W line and arc of said curve, 322.59 feet to the Point of Tangency; thence S 40°34'27" E continuing along said R/W 318.34 feet for a Point of Beginning; thence continue S 40°34'27" E, along said R/W, 125.97 feet to the P.C. of a curve to the left which has a radius of 1055.92 feet and a central angle of 10°02'18"; thence SEly along said R/W and arc of said curve, 185.00 feet; thence leaving said R/W, N 43°41'44" E, 73.70 feet; thence N 0°29'14" E, 94.95 feet; thence N 27°24'15" W, 89.07 feet, thence N 4°08'58" E, 57.47 feet; thence N 53°45'14" W, 68.73 feet; thence N 82°56'27" W, 41.30 feet; thence N 82°36'27" W, 54.03 feet; thence S 37°47'13" W, 159.67 feet to the Point of Beginning.

PARCEL B:

A parcel of land lying in Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the NW corner of the SW 1/4 of the SW 1/4 of Section 17, Township 39 South, Range 19 East; thence S 56°21'35" E, 318.36 feet; thence S 32°24'25" W, 367.23 feet to a point on the NEly R/W line of State Road #45 (New Alignment-Venice Business Route), said point being on a curve concave to the SW which has a radius of 2954.79 feet, a central angle of 6°15'19" and a chord bearing of S 43°42'07" E; thence SEly along said NEly R/W line and arc of said curve, 322.59 feet to the Point of Tangency; thence S 40°34'27" E continuing along said R/W 87.23 feet for a Point of Beginning; thence continue S 40°34'27" E, along said R/W, 187.94 feet; thence leaving said R/W, N 49°25'33" E, 78.93 feet; thence N 0°24'27" W, 219.64 feet; thence S 49°25'33" W, 220.60 feet to the Point of Beginning.

Subject to 20 foot access easement to the City of Venice, Florida, being 20 feet in width and lying adjacent to, NEly from and parallel with the NEly R/W line of State Road #45 (Venice Business Route).

PARCEL C:

A parcel of land lying and being in Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the NW corner of the SW 1/4 of the SW 1/4 of Section 17, Township 39 South, Range 19 East; thence S 56°21'35" E, 318.36 feet; thence S 39°33'05" E, 426.35 feet for a Point of Beginning; thence N 51°30'25" E 300.00 feet to the Southeastery R/W of line of Old Tamiami Trail (66 feet wide) said point being on a curve to the right which has a radius of 2831.23 feet, a central angle of 2°44'25" and a chord bearing of S 38°52'27" E; thence Southeastery along arc of said curve, 135.41 feet to the Point of Tangency; thence S 37°13'37" E, 189.23 feet to the West R/W of the Intracoastal Waterway Canal (350 feet wide); thence S 0°02'09" W, along the West R/W line of Intracoastal Waterway, 549.98 feet; thence N 89°33'16" W, 5.00 feet; thence S 0°28'44" W, 8.30 feet; thence N 89°31'31" W, 97.88 feet; thence N 0°28'44" E, 8.25 feet; thence N 89°33'16" W, 99.60 feet; thence S 43°41'44" W, 9.18 feet; thence N 0°29'14" E, 94.95 feet; thence N 27°24'15" W, 89.07 feet; thence N 4°08'58" E, 57.47 feet; thence N 53°45'14" W, 68.73 feet; thence N 82°56'27" W, 41.30 feet; thence N 82°36'27" W, 54.03 feet; thence S 37°47'13" W, 159.67 feet to the Northeastery R/W line of State Road #45 (New Alignment - Business Route) (100 feet wide); thence N 40°34'27" W along said R/W, 61.27 feet; thence N 49°25'33" E, 78.93 feet; thence N 0°24'27" W, 219.64 feet; thence N 8°48'07" E, 138.81 feet to the Point of Beginning.

Being and lying in Section 17, Township 39 South, Range 19 East, Sarasota County, Florida

PARCEL D:

A parcel of land lying and being in Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, described as follows:

Begin at the SE corner of the SW 1/4 of the SW 1/4 of Section 17; thence N 0°06'06" W along the East line of said SW 1/4 of the SW 1/4, 321.16 feet to its intersection with the Southwestery R/W line of the Old Tamiami Trail (now abandoned, status unknown); thence N 37°13'37" W along said R/W, 578.48 feet to its intersection with the West R/W of the Intracoastal Waterway (350 feet wide at this point); thence S 0°02'09" W, along said R/W, 549.98 feet; thence S 89°33'16" E, 175.00 feet to the centerline of said Intracoastal Waterway; thence S 0°02'09" W, along said centerline, 228.81 feet to the South line of said Section 17; thence S 89°22'00" E, along said Section line, 175.00 feet to the Point of Beginning.

Being and lying in Section 17, Township 39 South, Range 19 East, Sarasota County, Florida.

EXHIBIT 2

Commence at the NW corner of the SW 1/4 of the SW 1/4 of Section 17, Township 39 South, Range 19 East; thence S 56 deg 21'35" E, 318.36 feet; thence S 39 deg 33'05" E, 426.35 feet; thence S 8 deg 45'07" West, 138.81 feet for a Point of Beginning; thence N 40 deg 34'27" W, 94.20 feet; thence S 51 deg 30'25" W, 228.71 feet to the existing Northeastery right of way for State Road No. 45 (Venice Business Route); thence Southeastery along said right of way, S 49 deg 43'30" E, 31.20 feet; thence continuing along said right of way S 40 deg 34'27" E, 71.60 feet; thence N 49 deg 25'33" E, 220.60 feet to the Point of Beginning.

Lying and being in Section 17, Township 39 South, Range 19 East, Sarasota County, Florida.

OFFICIAL RECORDS INSTRUMENT # 2002057941 4 PGS

RRC TOTAL P. 03

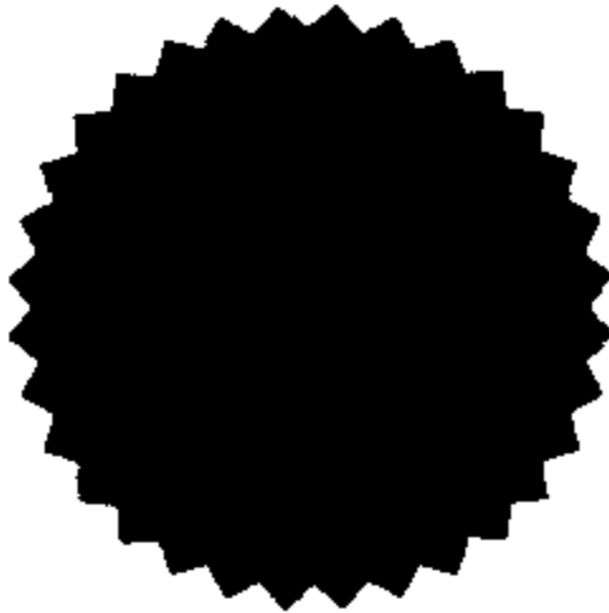
# Delaware

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*The First State*

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "GULFWIND SOUTH REALTY, L.L.C." IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE FOURTH DAY OF APRIL, A.D. 2002.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



*Harriet Smith Windsor*  
Harriet Smith Windsor, Secretary of State

2855982 8300

020216007

AUTHENTICATION: 1702580

DATE: 04-04-02

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