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\$ 10.50 recording
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2002 MAY 20 05:42 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#172820

PREPARED BY AND RETURN TO:

Doc Stamp-Deed: 53,200.00

✓
186
STEVEN W. MaCRIS
Attorney at Law
227 Pensacola Road
Venice, FL 34285
(941) 484-0101

GRANTEE'S ID# 01-0625226

PROPERTY ID # 0406-06-0002
0406-06-0004
0406-06-0005
0406-11-0007



WARRANTY DEED

THIS INDENTURE, made this 1st day of May, 2002, between ALEX-ARL FLORIDA COMPANY, a District of Columbia General Partnership, of 901 Venetia Bay Boulevard, Suite 300, Venice, Florida 34292, hereinafter called the "Grantor," and TRIPLE DIAMOND COMMERCIAL PROPERTIES, L.L.C., a Florida Limited Liability Company, of P. O. Box 1967, Nokomis, Florida 34274, hereinafter called the "Grantee."

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee's heirs and assigns forever, the following-described land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

Lot 1, VENETIA BAY CENTRE, as per plat thereof recorded in Plat Book 37, Page 48, of the Public Records of Sarasota County, Florida

and

Lots 3A, 3B and 4, VENETIA BAY CENTRE, as per plat thereof recorded in Plat Book 37, Page 48, of the Public Records of Sarasota County, Florida

SUBJECT TO restrictions, reservations and easements of record, if any, and taxes subsequent to the year 2001.

SUBJECT TO Mortgage in favor of FIRST UNION NATIONAL BANK OF FLORIDA recorded in Official Records Book 2610, Page 1945, as modified in Official Records Book 2847, Page 1584, and Official Records Book 3077, Page 1556, together with the Assignment of Rents recorded in Official Records Book 2610, Page 1965, which Mortgage the Grantee, by its acceptance and recording of this instrument, does hereby agree to pay under terms of a Mortgage Modification and Assumption Agreement executed contemporaneously with the delivery of this instrument

and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

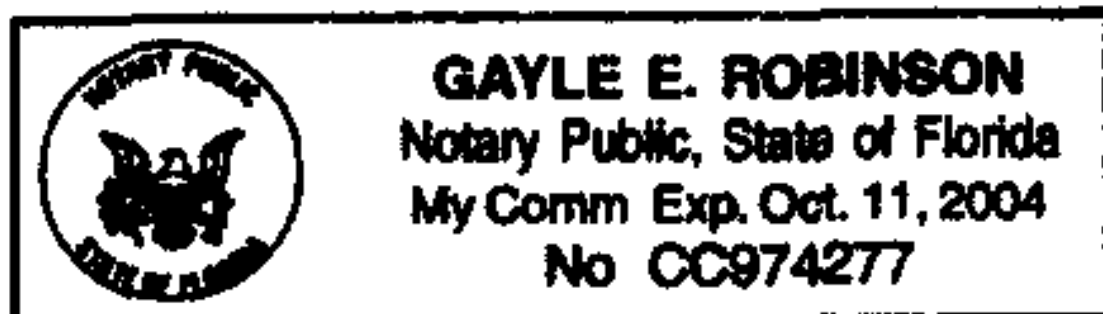
ALEX-ARL FLORIDA COMPANY, a District
of Columbia General Partnership
BY: ALEX-ARL FLORIDA COMPANY, INC.,
a Delaware Corporation, its General
Partner

Peter T. Currin
PETER T. CURRIN
Steven W. Macris
STEVEN W. MACRIS

BY: Richard J. Mitchell
RICHARD J. MITCHELL, President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this
1 day of May, 2002, by RICHARD J. MITCHELL,
President of ALEX-ARL FLORIDA COMPANY, INC., a Delaware
Corporation, General Partner of ALEX-ARL FLORIDA COMPANY, a
District of Columbia General Partnership, who (is personally known
to me) (produced FL DL as
identification).



Gayle E. Robinson

(Typed, printed or stamped name
of Notary Public)