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INSTRUMENT # 2002094185 4 PGS
2002 JUN 10 05:59 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#180610

This Instrument Prepared By and Return To.

✓ Hugh Kinsey, Jr

SHEPPARD, BRETT, STEWART, HERSCH & KINSEY, P A

Attorneys at Law

2121 West First Street

P O Drawer 400

Fort Myers, Florida 33902

Doc Stamp-Deed: 17,360.00

THIS WARRANTY DEED, made this 3d day of June, 2002, between SCORES, INC., a Nevada corporation, whose mailing address is. 26241 Woodlyn Drive, Bonita Springs, Florida 34134, as Grantor, and TERRY BLUMENFELD, a single person, as to a 2/3 undivided interest, and MORTGAGE INVESTORS, II, a California limited liability company, as to a 1/3 undivided interest, whose mailing address is 2 Prado Secoya, Atherton, CA 94027, as Grantees,

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD & VALUABLE CONSIDERATION-----to it in hand paid by the Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees, their heirs and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to-wit.

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT to taxes for the calendar year 2002, easements, restrictions and reservations of record, if any.

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

Property Appraiser's Parcel Identification Number 88130002

And the Grantor does hereby fully warrant the title to said land, and will defend the same against

the lawful claims of all persons whomsoever.

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

Signed, Sealed and Delivered
in Our Presence:

Witness Signature

D HUGH KINSEY, JR

Printed Name of Witness

Witness Signature

DAMIN DOMENECH

Printed Name of Witness

SCORES, INC., a Nevada corporation

BY: E. H. PATTERSON

ITS: PRESIDENT

STATE OF FLORIDA

COUNTY OF LEE

Execution of the foregoing instrument was acknowledged before me this 31 day of June, 2002, by E. H. PATTERSON, President of Scores, Inc, a Nevada corporation, who is () personally known to me or who has (X) produced Florida Driver Licence as identification.

Signature of Notary Public
D. HUGH KINSEY, JR.

Printed Name of Notary Public

Commission Number:

Commission Exp Date:

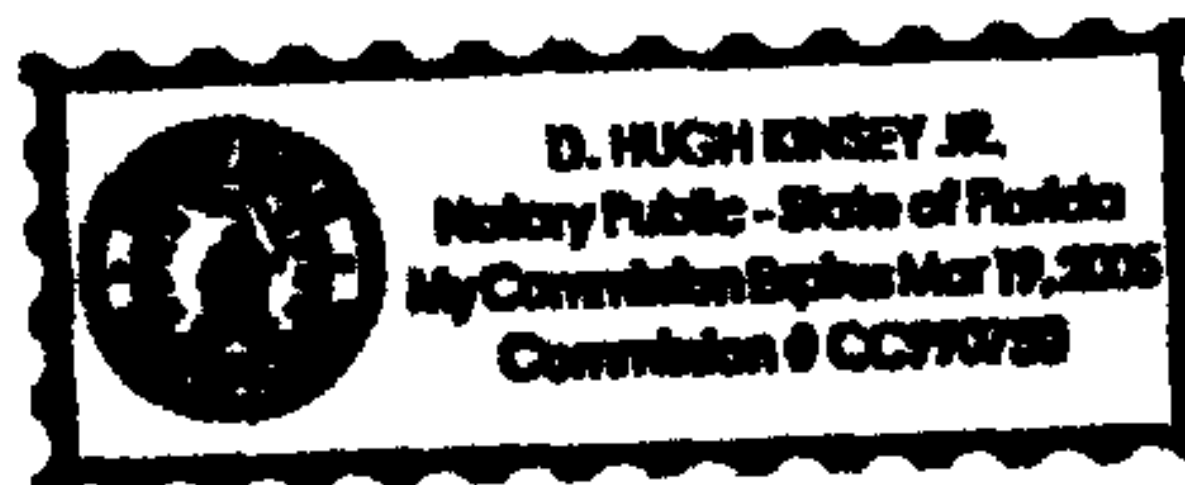


EXHIBIT "A"

PARCEL 1:

Commence at the Southeast corner of Lot 8, Block 3, SARASOTA-VENICE COMPANY'S SUBDIVISION of Section 9, Township 37 South, Range 18 East, recorded in Plat Book A, Page 68, of the Public Records of Sarasota County, Florida; thence North 00°06'23" East along the East line of said Lot 8, a distance of 50.00 feet to the Northerly right-of-way line of Clark Road, (S.R. No 72), thence North 89°52'34" West along said right-of-way line, 146 feet to the P.C. of a tangent curve concave to the Southeast, having a radius of 1482.40 feet; thence Westerly along the arc of said curve, and said Northerly right-of-way line of Clark Road, through a central angle of 10°44'49", a distance of 278.05 feet, thence North 89°52'34" West along said right-of-way line, 41.81 feet to the Point of Beginning; thence continue along said right-of-way line, North 89°52'34" West, 250.08 feet to intersect a curve whose center bears North 51°54'23" East from point of intersection, thence Northerly along the arc of a curve concave to the Northeast, having a radius of 134.00 feet, and along the Easterly right-of-way line of Swift Road, through a central angle of 05°42'23", a distance of 13.35 feet to the P.C.C. of a curve concave to the Northeast, having a radius of 344.00 feet; thence Northerly along the arc of said curve, and said Easterly right-of-way line of Swift Road, through a central angle of 20°54'34", a distance of 125.54 feet to the P.C.C. of a curve concave to the Northeast, having a radius of 544.00 feet, thence Northerly along the arc of said curve, and said Easterly right-of-way line of Swift Road, through a central angle of 07°48'31", a distance of 74.14 feet; thence leaving said Easterly right-of-way line of Swift Road, South 89°52'34" East, 314.62 feet; thence South 00°07'26" West, 200 feet to the Point of Beginning.

LESS AND EXCEPT therefrom that portion of the above lands as more fully described in Order of Taking recorded in Official Records Book 2456, Page 1532, of the Public Records of Sarasota County, Florida.

PARCEL 2:

Easement for the benefit of Parcel 1 as created by that certain Easement Agreement dated December 30, 1976, and recorded January 11, 1977, in Official Records Book 1153, Page 341, for the purpose stated therein over, under and across the land described therein, less and except therefrom that portion of the land as more fully described in Order of Taking recorded in Official Records Book 2417, Page 2310, of the Public Records of Sarasota County, Florida. Amendment to Easement Agreement dated July 14, 1977, and filed August 24, 1977, in O.R. Book 1189, Page 1925, of the Public Records of Sarasota County, Florida.

EXHIBIT "B"

EXCEPTIONS

1. Taxes for the year 2002 and subsequent years which are not yet due and payable.
2. Covenants, conditions and restrictions recorded in O.R. Instrument No 1998158391, Public Records of Sarasota County, Florida.
3. Unrecorded Lease dated November 13, 1998, to Eckerd Corporation, a short form of which is recorded in O.R. Instrument No 1999044743, the assignor's interest thereof assigned to Scores, Inc., a Nevada corporation by Memorandum of Assignment of Tenant Lease recorded in O.R. Instrument No 2000104460, Public Records of Sarasota County, Florida.
4. Easement Agreement recorded in O.R. Book 1153, Page 341, as amended in O.R. Book 1189, Page 1925, and as reserved in Warranty Deed recorded in O.R. Book 946, Page 790, Public Records of Sarasota County, Florida
5. Easement in favor of Florida Power & Light Company recorded in O.R. Book 1171, Page 1625, and O.R. Instrument No. 1999100260, Public Records of Sarasota County, Florida.
6. Encroachments shown on the survey by Florida Design Consultants, Inc. dated September 21, 1998, as revised April 2, 1999 as follows:
 - a) Encroachments of storm inlet, sanitary manhole, concrete walk and curbs into easement created by instrument recorded in Official Records Book 1153, Page 341, Public Records of Sarasota County, Florida.
 - b) Encroachments of storm water drainage pipe, pavement and curbs, parking spaces, drive-through lanes and coverings/roofs thereover, sidewalk, two (2) buildings and other facilities on easement recorded in O.R. Book 1171, Page 1625, Public Records of Sarasota County, Florida.
 - c) Encroachment of overhead power lines, sidewalks, storm water drainage pipes and other facilities, light and utility poles (with anchors in certain instances), fire hydrant, traffic control box, electric control box and pose, wood fence, sanitary manholes, storm inlets, paving and curbs and other improvements along the boundaries of the insured lands.