

REC. 10.50
STAMPS 1050.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002176465 2 PGS

2002 OCT 24 05:17 PM

KAREN E. RUSHING

CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

MMARDEN Receipt#233925

Doc Stamp-Deed: 1,050.00

THIS INSTRUMENT PREPARED BY:

John M. Dart, Esquire
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
1549 Ringling Boulevard, Suite 600
Post Office Box 49017
Sarasota, Florida 34230-6017



Grantee's Tax ID #:

Parcel ID #: 0849-09-0010

GENERAL WARRANTY DEED

THIS INDENTURE, made this 17th day of October, 2002, between MURRAY BROADCASTING COMPANY, a Florida corporation, whose post office address is P. O. Box 2908, Englewood, Florida 34295-2908, "Grantor", and VIPER COMMUNICATIONS, INC., a Missouri corporation, whose post office address is Box 225, Osage Beach, MO 65065, "Grantee".

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

As described on Exhibit "A" attached hereto.

Subject to easements, reservations and restrictions of record; and taxes for the current year.

And said 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, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

2 Scott T. Holcomb
Print Name: SCOTT T. HOLCOMB

3 Ellen I. Greenaway
Print Name: ELLEN I. GREENAWAY

MURRAY BROADCASTING COMPANY,
a Florida corporation

By: John H. Murray
John H. Murray, President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 17th day of October, 2002, JOHN H. MURRAY, as President of MURRAY BROADCASTING COMPANY, a Florida corporation, on behalf of said corporation, who is personally known to me or who has produced as identification.

4 Ellen I. Greenaway
Notary Public
Print Name: ELLEN I. GREENAWAY

My Commission Expires: June 22, 2005

Ellen I. Greenaway
Commission # DD 023317
Expires June 22, 2005
Bonded Thru
Atlantic Bonding Co., Inc.



Ellen I. Greenaway
Commission # DD 023317
Expires June 22, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

RETURN TO:
F. THOMAS HOPKINS/ks
Icard, Merrill, et al.
2033 Main Street, Suite 600
Sarasota, Florida 34237
43517-5723D

EXHIBIT A

A PARCEL OF LAND LYING AND BEING IN SECTION 29, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 SOUTH, RANGE 20 EAST; THENCE, BASED ON THE EARINGS SHOWN ON PLAT OF MORRIS INDUSTRIAL PARK, PLAT BOOK 28, PAGES 18 AND 18A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, S 01°00'39" E ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 1278.24 FEET TO THE CENTERLINE OF SOUTH RIVER ROAD (FORMERLY STATE ROAD No. 777); THENCE CONTINUE S 01°00'39" E, A DISTANCE OF 70.51 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF SAID SOUTH RIVER ROAD; THENCE CONTINUE S 01°00'39" E AND ALONG THE WEST BOUNDARY OF A PLATTED 60 FOOT WIDE PRIVATE INGRESS AND EGRESS EASEMENT (PLAT OF MORRIS INDUSTRIAL PARK — OFFICIAL RECORDS BOOK 376, PAGE 106), A DISTANCE OF 303.30 FEET (PLAT) TO THE POINT OF BEGINNING; THENCE N 88°59'21" E ALONG THE SOUTHERLY BOUNDARY OF TRACT 'B', SAID PLAT OF MORRIS INDUSTRIAL PARK, A DISTANCE OF 330.00 FEET; THENCE S 01°00'39" E, A DISTANCE OF 330.00 FEET; THENCE S 88°59'21" W, A DISTANCE OF 330.00 FEET TO AFOREMENTIONED WEST LINE OF EAST 1/2 OF NORTHEAST 1/4 OF SAID SECTION 29; THENCE N 01°00'39" W ALONG SAID WEST LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.