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Prepared By: STEPHEN F. VOIGT, ESQ.
Voigt & Voigt, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
incidental to the issuance of a title insurance policy.
File Number: 23x0090
Parcel ID #: 0064-01-0004
400
150
8225.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003041531 2 PGS
2003 MAR 05 09:57 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#285923
Doc Stamp-Deed: 8,225.00

(5)
**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated March 3, 2003 by
**SERENA LENNOX, Individually and as Trustee under Land Trust Agreement dated October 10, 1986, known as
Land Trust SL01, a single person**
whose post office address is:

555 S. Gulfstream Ave. Unit 1403, Sarasota, FL 34236

hereinafter called the GRANTOR, to

MEDICAL LEASING GROUP, L.L.C., a Florida Limited Liability Company

whose post office address is:

747 Autumn Crest Dr., Sarasota, FL 34232

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in SARASOTA County, Florida, viz:

Lot 21, LIVE OAK BUSINESS PARK SUBDIVISION, PHASE ONE, according to the plat thereof, recorded in Plat Book 31, Pages 26, 26A-26B, of the Public Records of SARASOTA County, Florida; LESS that portion of said lot lying Easterly of the following line:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 21, THENCE ALONG NORTH LINE OF SAID LOT, NORTH 88°54'45" EAST, 252.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°05'15" EAST, 214.99 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 21, BEING THE POINT OF TERMINUS; AND LESS THOSE PARCELS CONVEYED TO SARASOTA COUNTY IN OFFICIAL RECORDS INSTRUMENT #2000146658 AND O.R. #2001069118, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; TOGETHER WITH A NON-EXCLUSIVE EASEMENT UNDER, OVER AND ACROSS THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2970, PAGE 771 FOR STORMWATER PIPES, STORMWATER BOXES, DRAINAGE AND STORMWATER RUNOFF, WITH THE RIGHT OF INGRESS AND EGRESS TO INSTALL, MAINTAIN AND REPAIR SUCH STORMWATER PIPES AND BOXES.

This conveyance is subject to that certain note and mortgage in the original principal amount of \$725,000.00 given by Serena Lennox, as Trustee of the Serena Lennox Land Trust SL01, dated October 10, 1986 in favor of 1st National Bank & Trust on May 27, 1999, which mortgage is recorded in Instrument #199075689 consisting of 7 pages, of the Public Records of Sarasota County, Florida. By accepting this Deed Grantee agrees to assume and pay the outstanding debt under said note and mortgage and comply with all terms thereof.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2003 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: Janet E. Gustafson

Signature: [Signature]
Print Name: R. Monella

[Signature]
SERENA LENNOX, Individually and as Trustee

INSTRUMENT # 2003041531
2 PGS

State of Florida
County of SARASOTA

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 3/3/03 by:
SERENA LENNOX
who is personally known to me or who has produced _____ as identification.



Signature: Janet E. Gustafson
Print Name: