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Prepared by and return to: ✓
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INSTRUMENT # 2003122212 3 PGS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TRAIN 3 Receipt#336513
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QUITCLAIM DEED

This Indenture, made on the 19th day of June, 2003, by and between JOHN M. STEELE, hereinafter referred to as Grantor, whose post office address is 921 S. Beneva Road, Sarasota, Florida 34232 and GINGA INC., a Florida corporation, hereinafter referred to as Grantee, whose post office address is 1828 Roland Street, Sarasota, Florida 34231.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby release, remise and quitclaim to Grantee an undivided one percent (1%) in and to the property situated in Sarasota County, Florida, which is described on Exhibit A attached hereto.

Grantor hereby certifies and warrants that neither Grantor nor any of his family reside on any of the parcels of property described in Exhibit A attached hereto, and that none of such parcels of property constitute his homestead under the laws of the State of Florida.

As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Suzanne Chapman
Signature of Witness

SUZANNE CHAPMAN
Print Name of Witness

Michele B. Grimes
Signature of Witness

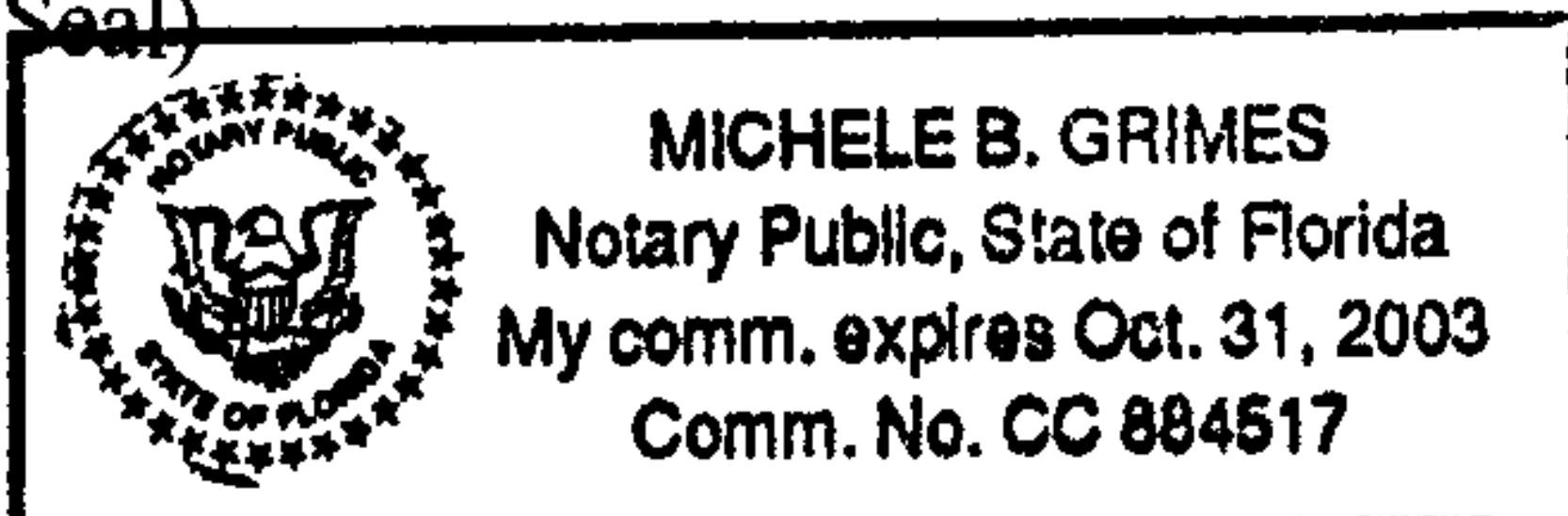
Michele B. Grimes
Print Name of Witness

[Signature] (SEAL)
JOHN M. STEELE

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19th day of June 2003 by JOHN M. STEELE, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



[Signature]
Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____, and
my commission expires on _____.

EXHIBIT A

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Tracts II, III, IV, and V, BENEVA CREEK LAND CONDOMINIUM, a condominium according to the Declaration of Condominium recorded in Official Records Book 1768, Pages 910 through 967, inclusive, and all amendments thereto, if any; and according to the Plat thereof recorded in Condominium Book 24, Pages 14, 14A and 14B, and all amendments thereto, if any, in the Public Records of Sarasota County, Florida.

AND

Lot 8, Block C, DIXIE HEIGHTS SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 147 of the Public Records of Sarasota County, Florida.

AND

Lot 17, Block 3, GOLF ESTATES SUBDIVISION of Tract 9, Block 1, SARASOTA VENICE COMPANY SUBDIVISION BEE RIDGE, Section 4, Township 37 South, Range 18 East, according to plat thereof recorded in Plat Book 2, Page 131 of the Public Records of Sarasota County, Florida.

AND

Lot 19, Block 3, GOLF ESTATES SUBDIVISION of Tract 9, Block 1, SARASOTA VENICE COMPANY SUBDIVISION BEE RIDGE, Section 4, Township 37 South, Range 18 East, according to plat thereof recorded in Plat Book 2, Page 131 of the Public Records of Sarasota County, Florida.

AND

Lot 15, Block C, DIXIE HEIGHTS SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 147 of the Public Records of Sarasota County, Florida.

AND

Lot 17, Block C, DIXIE HEIGHTS SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 147 of the Public Records of Sarasota County, Florida.

AND

Commence at the SW Corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 27, Township 36 South, Range 18 East; thence N along W line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$, 563.0 feet for point of beginning; thence E along N line of lands of Palm Grove Conservative Mennonite Church, recorded in D.B. 326, Page 71 Public Records of Sarasota County, Florida, a distance of 205.0 feet; thence N along W line of lands of Radio Sarasota, Inc., recorded in

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Official Records Book 436, Page 931, Public Records of Sarasota County, Florida, a distance of 294.0 feet to the NW corner of said lands of Radio Sarasota, Inc.; thence E along N line of said lands of Radio Sarasota, Inc., a distance of 467 feet, more or less, to E line of W $\frac{1}{2}$ of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence N along said E line of W $\frac{1}{2}$ of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$, 471.6 feet, more or less, to NE corner of said W $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, thence W along N line of said W $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, 673.6 feet, more or less, to the NW corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence S along W line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$, 756.6 feet, more or less, to P.O.B.

LESS the West 40 feet thereof for Beneva Road R/W and also, less that part deeded to State of Florida by instrument recorded in Official Records Book 981, Page 1826, Public Records of Sarasota County, Florida.

ALSO LESS parcel to Sarasota County described in Official Records Book 1057, Page 1705, Public Records of Sarasota County, Florida (water plant).

ALSO LESS parcel to Sarasota-Fruitville Drainage District for canal R/W, described in C.G. Book 3, Page 206, Public Records of Sarasota County.

AND

Lot 4, Block A, FOREST LAKES, UNIT NO. 1, as per Plat there of recorded in Plat Book 7, Pages 66 and 66-A, Public Records of Sarasota County, Florida. LESS AND EXCEPT that portion of said Lot 4, Block A, lying within 40 feet of the survey line of SR-782, Section 1753, said survey line being described as follows: Begin at the SW corner of Section 34, Township 36 South, Range 18 East, Sarasota County, Florida; run thence North 89 degrees 58' 53" East, 2695.15 feet to the SE Corner of the SW $\frac{1}{4}$ of said Section 34, less existing right of way.

AND

Lots 17, 19, 20, 21, 22, 23, 24, 25, and 26, Block A, RIDGECREST SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 225, of the Public Records of Sarasota County, Florida, LESS that portion used for Road right of way.