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INSTRUMENT # 2003163020 2 PGS
2003 AUG 14 12:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KOBBERG Receipt#361447

Prepared by and return to:
ROBERT J. DeBOER
Attorney at Law
KANETSKY, MOORE & DEBOER, P.A.
227 Nokomis Avenue South
Venice, FL 34285

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 12th day of August, 2003 between **THE VENICE COMPANY, LTD., LLLP**, a Florida limited liability limited partnership, whose post office address is 101 W. Venice Avenue, Venice, FL 34285 of the County of Sarasota, State of Florida, grantor*, and

PREMIER COMMUNITY BANK, whose post office address is 160 Pointe Loop Drive, Venice, FL 34293 of the County of Sarasota, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 and assigns forever, the following described land, situate, lying and being in Sarasota County Florida, to-wit:

Lots 14, 15, 16 and 17, Block 78, GULF VIEW SECTION OF VENICE, as per plat thereof recorded in Plat Book 2, pages 77 and 77A, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the current year.

Grantor hereby certifies that **THE VENICE COMPANY, LTD.**, a Florida limited partnership, Grantee in that certain Warranty Deed dated November 29, 1999 as recorded in Official Records Instrument #2000003924, and **THE VENICE COMPANY, LTD, LLLP**, Grantee in that certain Warranty Deed dated February 15, 2002 as recorded in Official Records Instrument #2002027396, of the Public Records of Sarasota County, Florida, are one and the same entity.

The undersigned covenants and warrants that Grantor was in existence as a Florida limited liability limited partnership at the time title to the above-described property was conveyed to it; that it remains a Florida limited liability limited partnership as of the date of the delivery of this deed; and that **VENCO MANAGEMENT, INC.** is the general partner of Grantor with full authority to execute this deed and convey title to the above-described property on behalf of Grantor..

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

THE VENICE COMPANY, LTD., LLLP, a Florida limited liability limited partnership

By: **VENCO MANAGEMENT, INC.**, a Florida corporation, as General Partner

By: *N. Jean Trammell, Pres*
N. JEAN TRAMMELL, President

(Corporate Seal)

Witness Name: *R. J. DeBoer*

Witness Name: *Kristina L. Arnold*

11659.31
KANETSKY, MOORE & DEBOER, PA
RETURN TO

INSTRUMENT # 2003163020
2 PGS

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 12th day of August, 2003 by N. JEAN TRAMMELL, President of VENCO MANAGEMENT, INC., a Florida corporation, as General Partner, of THE VENICE COMPANY, LTD., LLLP, a Florida limited liability limited partnership on behalf of the corporation and the partnership. She is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name:

My Commission Expires:

