



2003171718

Prepared by and when recorded return to:

Thomas C. Tyler, Jr., P.A.
981 Ridgewood Ave., suite 104
Venice, Florida 34285

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003171718 4 PGS
2003 AUG 26 09:55 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#366221
Doc Stamp-Deed: 21,700.00

WARRANTY DEED

(Modern Form Deed, F.S. 689.02)

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: BAYKAP, INC.

8445 S. TAMiami TRAIL
SARASOTA, FLORIDA 34238

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: QBD ENTERPRISES, INC.
910 CATTLEMAN ROAD
SARASOTA, FLORIDA 34232

Grantee's tax identification number is:

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," or "you" shall be non-gender specific (i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

ATTACHED AS "EXHIBIT A"

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together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 004-12-0067

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record if any and taxes subsequent to December 31, 2002.

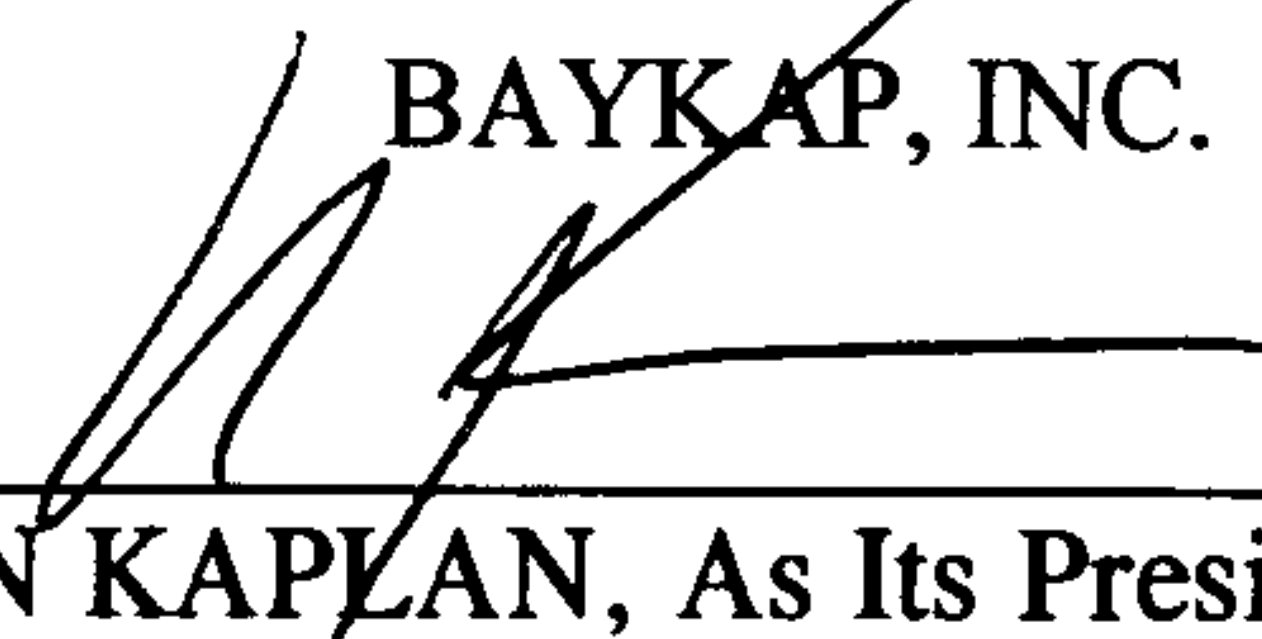
Executed on August 25, 2003

by: 
Johnson S. Savary, Jr.

Witness


by: Kristian N. Richardson

Witness


BAYKAP, INC.
MARIN KAPLAN, As Its President

STATE OF FLORIDA
COUNTY OF SARASOTA

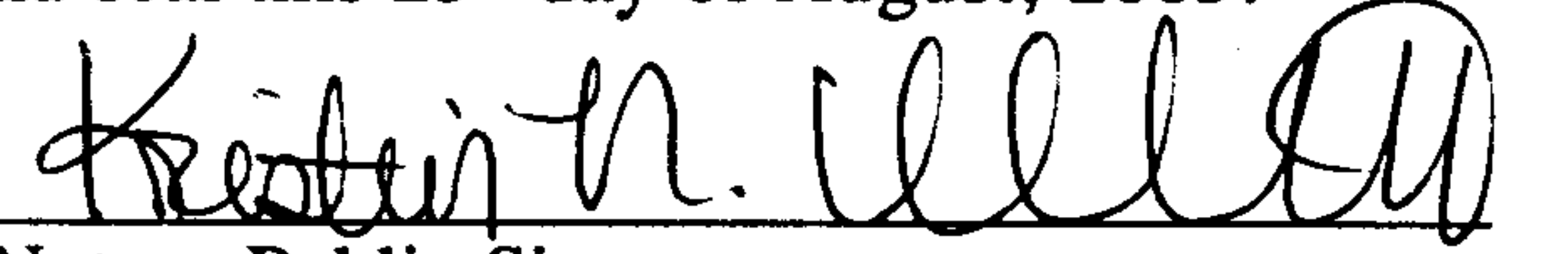
I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Marvin Kaplan, as President of Baykap, Inc., a Florida corporation, known to me to be the person described in and who executed the foregoing instrument as President of Baykap, Inc., who acknowledged before me that he executed this Deed, or that I relied upon the following form of identification of the above-named person: Florida driver's license, and that an oath was taken.

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WITNESS, my office hand and seal this 25th day of August, 2003.


Notary Public Signature

My Commission Expires:
My Commission Number:



Kristin N Richardson
My Commission DD039345
Expires July 04, 2005

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EXHIBIT "A"

Begin at the Northeast corner of the SW ¼ of the SW ¼ of Section 27, Township 37 South, Range 18 East for a Point of Beginning; thence South along quarter quarter section line 365.23 feet to a concrete monument; thence West 244 feet to a concrete monument on the Easterly R\W line of Tamiami Trail; thence Northwesterly along said R\W line 391.25 feet to the North line of the SW ¼ of the SW ¼ of Section 27, Township 37 South, Range 18 East; thence East along said line 375.5 feet to the Point of Beginning. LESS R\W for State Road 45 as described in Official Records Book 308, Page 47, of the Public Records of Sarasota County, Florida, LESS the following described parcel:

Begin at the Northeast corner of the SW ¼ of the SW ¼ of Section 27, Township 37 South, Range 18 East for a Point of Beginning; thence South along quarter quarter section line 150.03 feet; thence S 89°57'27" W 60.00 feet; thence N 00°02'33" W 17.61 feet; thence S 89°57'27" W 172.72 feet to the Easterly Right-of-Way line of Tamiami Trail; thence Northwesterly along said Right-of-Way line 140.63 feet to the North line of the SW ¼ of the SW ¼ of Section 27, Township 37 South, Range 18 East; thence East along said North line 280.16 feet to the Point of Beginning.