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INSTRUMENT # 2003201466 4 PGS
2003 OCT 03 11:55 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MGEROLMO Receipt#383113

Prepared by:
Ingram Yuzek Gainen Carroll & Bertolotti, LLP
250 Park Avenue - 6th Floor
New York, NY 10177
Attn.: Samuel W. Ingram, Jr., Esq.

Doc Stamp-Deed: 87,500.00

①
RETURN TO: 38716
First American Title Ins. Co.
25400 US 19 N, Suite 135
Clearwater, FL 33763

cc/KG



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 30th day of September, 2003 by **Gulf Gate Apartments, Inc.**, a Florida corporation, whose post office address is c/o Sentinel Real Estate Corporation, 1251 Avenue of the Americas, 35th Floor, New York, NY 10020, hereinafter called the grantor, to **Gulf Gate Apartments, LLC**, a Minnesota limited liability company, whose Federal Tax Identification Number is 20-0146219, and whose post office address is c/o Condor Corporation, 2320 Lexington Avenue South, Mendota Heights, Minnesota 55120, hereinafter called the grantee:

(wherever used herein the terms "grantor" and "grantee" include all the 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 Ten and no/100 Dollars (\$10.00), to it in hand paid, and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, sells, and conveys unto the grantee, all that certain land situate in Sarasota County, Florida, bearing Tax Folio Nos. 104010035, 104010037 and 104080001, commonly known as **Gulf Gate Apartments**, as more particularly described in Exhibit "A" attached hereto and made a part hereof,

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

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

4 pgs
19.50
87,500.00
162006_1/00270-048

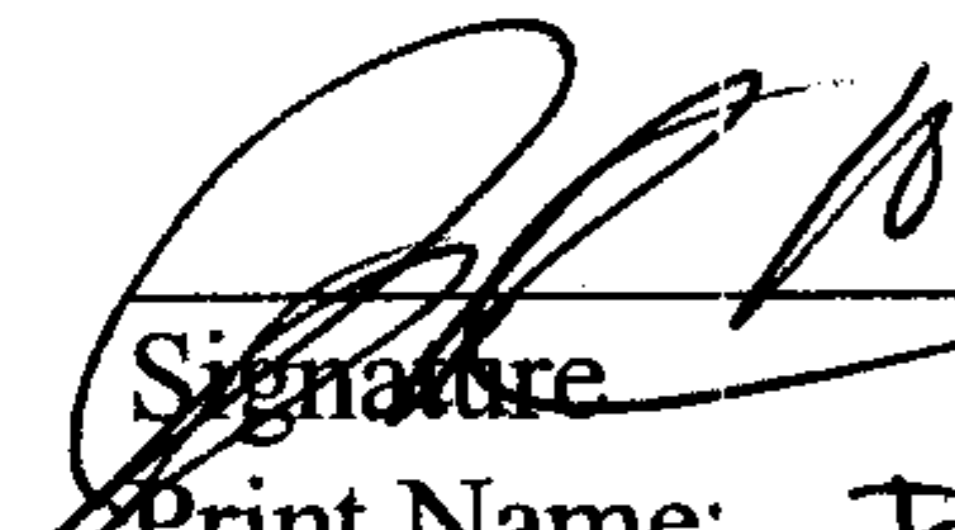
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AND that grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor but against none other; and there are hereby excepted from grantor's special warranty covenants the following: (i) taxes accruing subsequent to December 31, 2002, and (ii) easements, restrictions and reservations of public record; provided, however, reference thereto shall not serve to reimpose same.

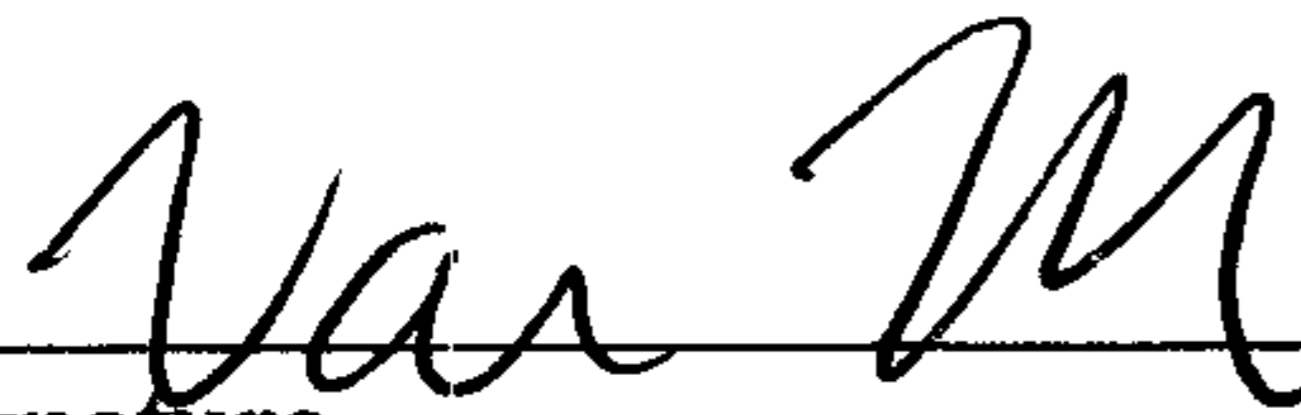
IN WITNESS WHEREOF, the said grantor has hereunder to affixed its hand and seal as of the day and year first above written.

Signed, sealed and delivered
in our presence:

"Grantor":
Gulf Gate Apartments, Inc.
a Florida corporation


Signature
Print Name: Jay F. Klein

By:  (L.S.)
Name: Anita Breslin
Title: Vice President


Signature
Print Name: Vanessa B. Mark

(Affix Corporate Seal)



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STATE OF NEW YORK)

ss.:

COUNTY OF NEW YORK)

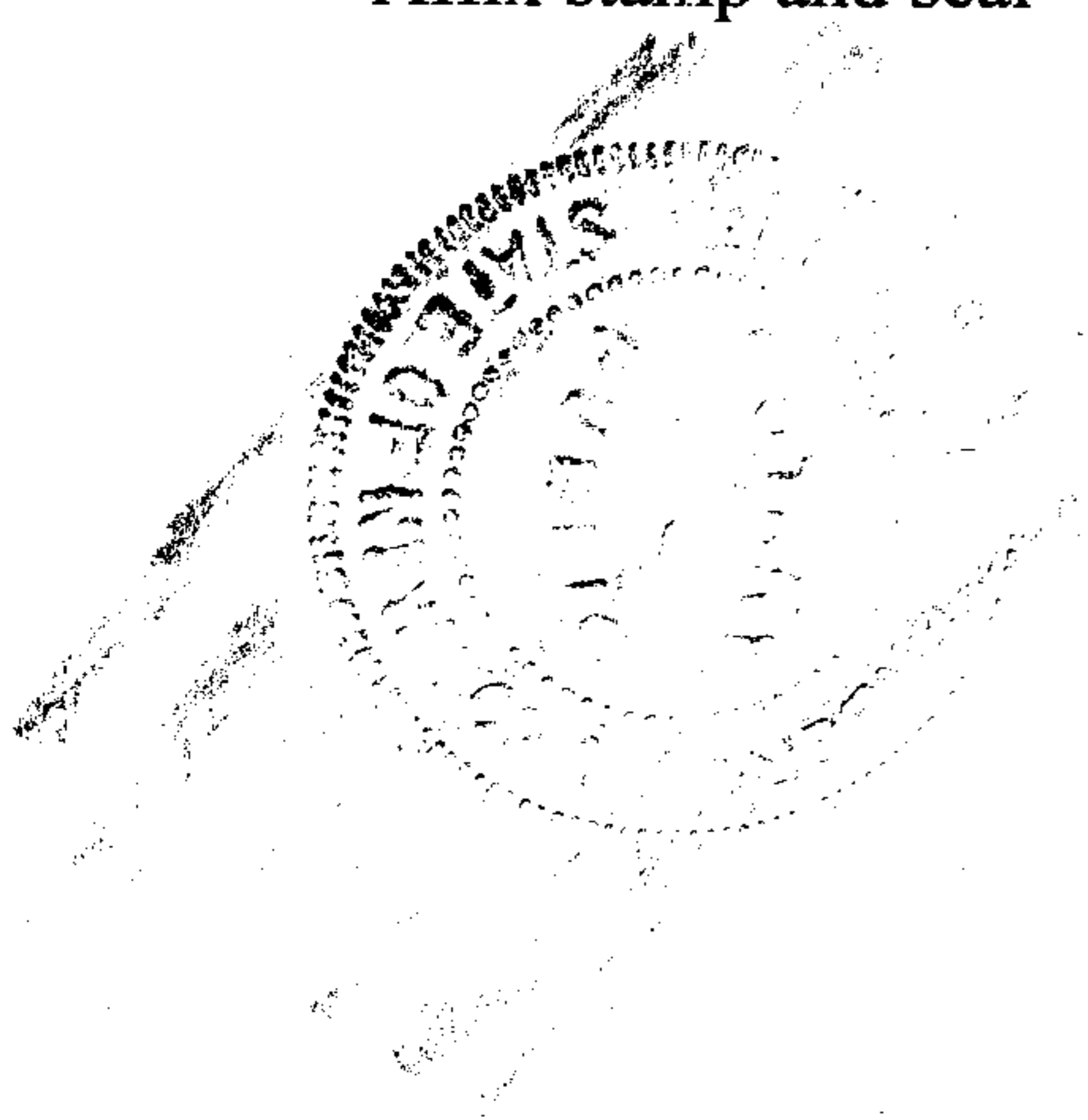
The foregoing instrument was acknowledged before me this 26th day September, 2003, by Anita Breslin, the Vice President of Gulf Gate Apartments, Inc. on behalf of the corporation. She is personally known to me.

Ellyn Guttenberg

Notary Public

ELLYN GUTTENBERG
Notary Public, State of New York
No. 01BA5015070
Qualified in New York County
Commission Expires July 12, 2007

Affix stamp and seal



Property Appraiser's Parcel

I.D. Nos.: 104010035
104010037
104080001

Federal Tax I.D. No. of

Grantee: 20-0146219

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Exhibit "A" to Deed

Description of Premises

PARCEL 1:

Blocks 7 and 8, Replat of Units 2 and 3, Gulf Gate Subdivision, as per plat thereof recorded in Plat Book 16, pages 23 and 23A of the public records of Sarasota County, Florida.

PARCEL 2:

All of Block 24, Gulf Gate Subdivision, Unit No. 3, as per plat thereof recorded in Plat Book 16, pages 12 and 12A of the public records of Sarasota County, Florida.