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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003259549 3 PGS
2003 DEC 31 04:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RAGIORDA Receipt#418422

This Instrument Prepared by and return to:
J. GEOFFREY PFLUGNER, ESQUIRE
ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
2033 Main Street, Suite 600
Sarasota, Florida 34237
(941) 366-5707

Doc Stamp-Deed: 4,842.60

SPECIAL WARRANTY DEED

GRANTOR: PARK PLACE VILLAS, L.L.C., a Florida limited liability company

GRANTEE: BARRY L. TALLEY, a married man

Grantee's Post Office Address: 16 Driver Lane, Littleton, Colorado 80123

Grantee's Social Security No.:

Property Appraiser's Parcel ID No.: 0072-03-0002

Grantor, for and in consideration of the sum of \$1.00 to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, to wit:

See attached Exhibit "A"

Subject to covenants, easements and restrictions of record and real estate taxes for 2004 and all subsequent years and that certain multi-family Mortgage, Assignment of Rents and Security Agreement dated July 28, 2000 and recorded as Official Records Instrument Number 2000095964.

And the said Grantor does hereby covenant with Grantee that except as may be above noted, at the time of delivery of this Deed, the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor but against none other.

DATED: December 29th, 2003.

Witnesses:

Witness #1 Signature

SHIRLEY THOMPSON
Print Witness #1 Name

Witness #2 Signature

Stephen J Browne
Print Witness #2 Name

PARK PLACE VILLAS, L.L.C.
By
Gregory Kent, as Manager
Address: 280 Adams Street
Denver, Colorado 80206

ICARD MERRILL / STEAD 173

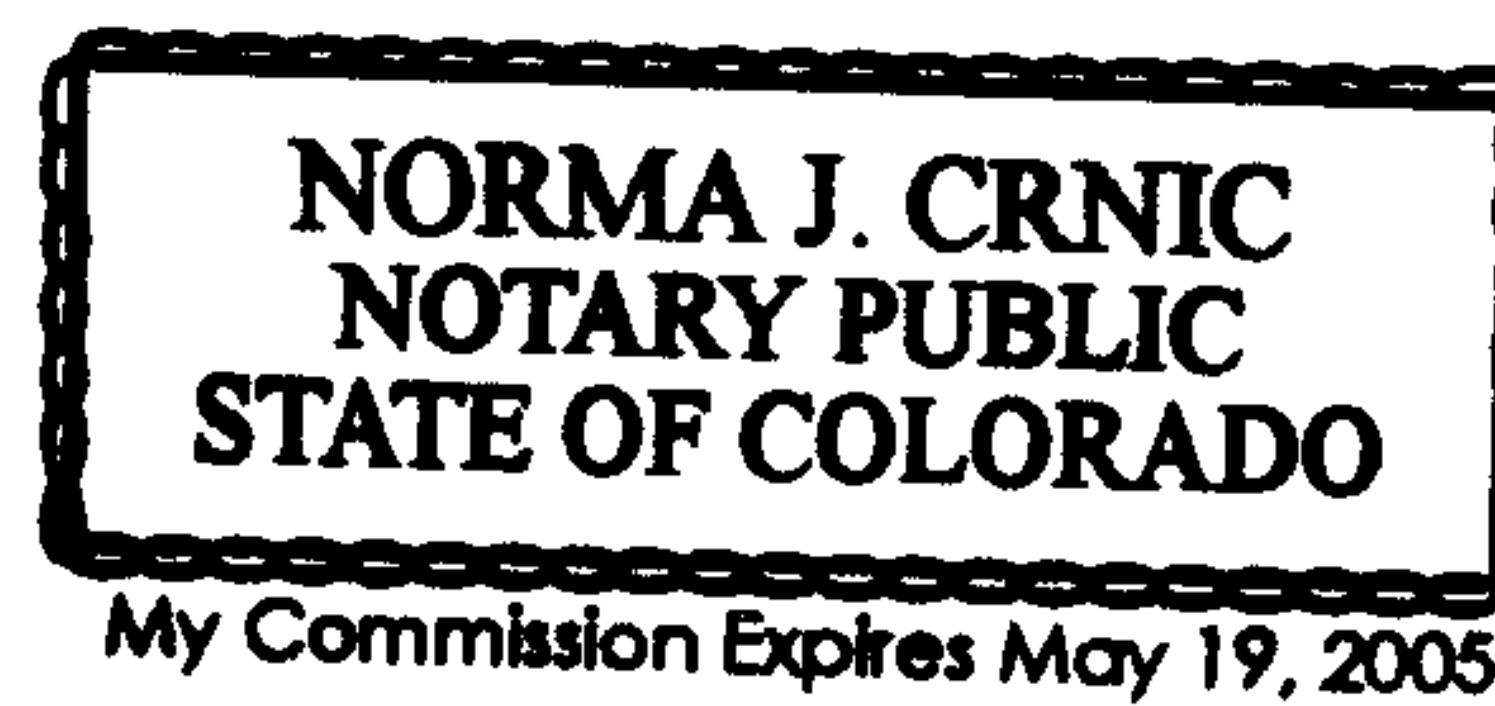
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STATE OF COLORADO
COUNTY OF Broomfield

The foregoing instrument was acknowledged before me this 24TH day of December, 2003 by Gregory Kent, as Manager of Park Place Villas, LLC, who is personally known to me ~~or who has produced~~ _____ as identification and who did not take an ~~oath.~~

Norma J. Crnic
Notary Public
My Commission Expires: May 19, 2005

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EXHIBIT "A"

An undivided 1/2 interest in and to the following:

Begin at the Northeast corner of Lot 1, Block 2, SARASOTA-VENICE COMPANY'S SUBDIVISION, Section 4, Township 37 South, Range 18 East, as recorded in Plat Book 2, Page 18, of the Public Records of Manatee County, Florida, and in Plat Book A, Page 13, Public Records of Sarasota County, Florida, being the center line intersection of Bee Ridge Road and Lockwood Ridge Road; thence West along the center line of Bee Ridge Road, 25 feet; thence South and parallel with the center line of Lockwood Ridge Road, 240 feet for a Point of Beginning; thence continue South and parallel with the center line of Lockwood Ridge Road, 316.5 feet; thence West and parallel with the South line of said Lot 1, 110 feet; thence South and parallel with the East line of said Lot 1, 110 feet to the South line of said Lot 1; thence West along the South line of said Lot 1, 538.85 feet to the Southwest corner of Lot 1; thence North along the West line of said Lot 1, 426.33 feet; thence East, parallel with and 240 feet South of the center line of said Bee Ridge Road, 648.87 feet to the Point of Beginning; Less the West 25 feet; being a part of Lot 1 of said Block 2.