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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004002681 5 PGS
2004 JAN 06 06:16 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CFOLKINS Receipt#420179

PREPARED BY AND AFTER
RECORDING RETURN TO:

Robert G. Stern, Esquire
Trenam, Kemker, Scharf, Barkin,
Frye, O'Neill & Mullis, P.A.
2700 Bank of America Plaza
101 East Kennedy Boulevard
Tampa, Florida 33602

Doc Stamp-Deed: 31,710.00



[Space Above This Line for Recording Data]

WARRANTY DEED

THIS WARRANTY DEED, made and executed as of the 30 day of December, 2003, by SUNRISE VILLAGE INVESTMENTS, L.L.C., a Florida limited liability company (hereinafter referred to as "Grantor"), whose post office address is 819 Mangrove Point Road, Sarasota, Florida 34242, to JACARANDA COMMONS, LLC, a Florida limited liability company, (hereinafter referred to as "Grantee"), whose post office address is 3609 Madaca Lane, Tampa, Florida 33618.

W I T N E S S E T H:

That Grantor, its successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Grantor, have granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and do hereby grant, bargain, sell, alien, remise, release, convey, and confirm, to Grantee, and Grantee's successors and assigns forever, the following described parcel of real property located in Sarasota County, Florida, to-wit:

REAL PROPERTY DESCRIBED IN EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

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

And Grantor hereby covenants with Grantee that except with respect to ad valorem taxes for the year of 2004 and subsequent years, and those matters specifically set forth on Exhibit "B" attached hereto and incorporated herein by reference, the real property is free and clear of all liens, encumbrances, easements and other matters, and Grantor hereby fully warrants the title to the above-described real property and will defend the same against the lawful claims of all persons whatsoever.


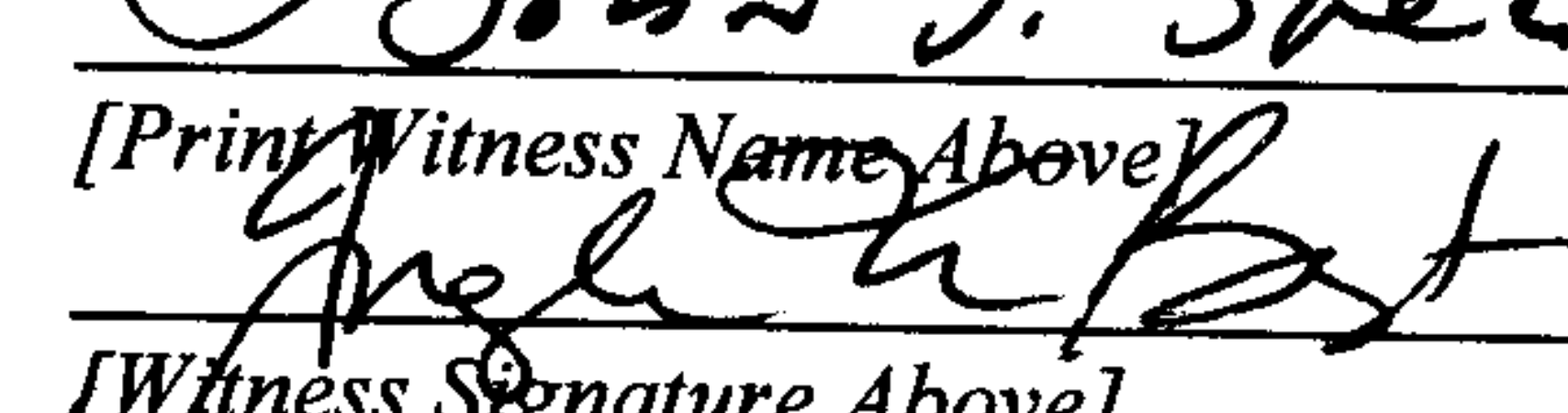
The Real Property is not now nor has it ever been the homestead of the Grantor.

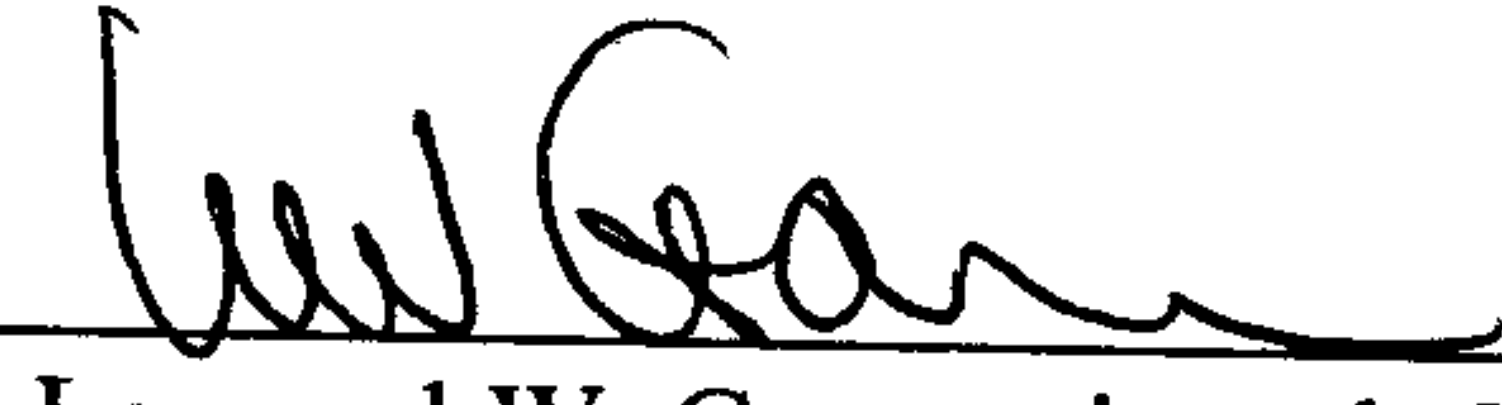
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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered effective as of the date and year first stated above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

SUNRISE VILLAGE INVESTMENTS, L.L.C.
a Florida limited liability company

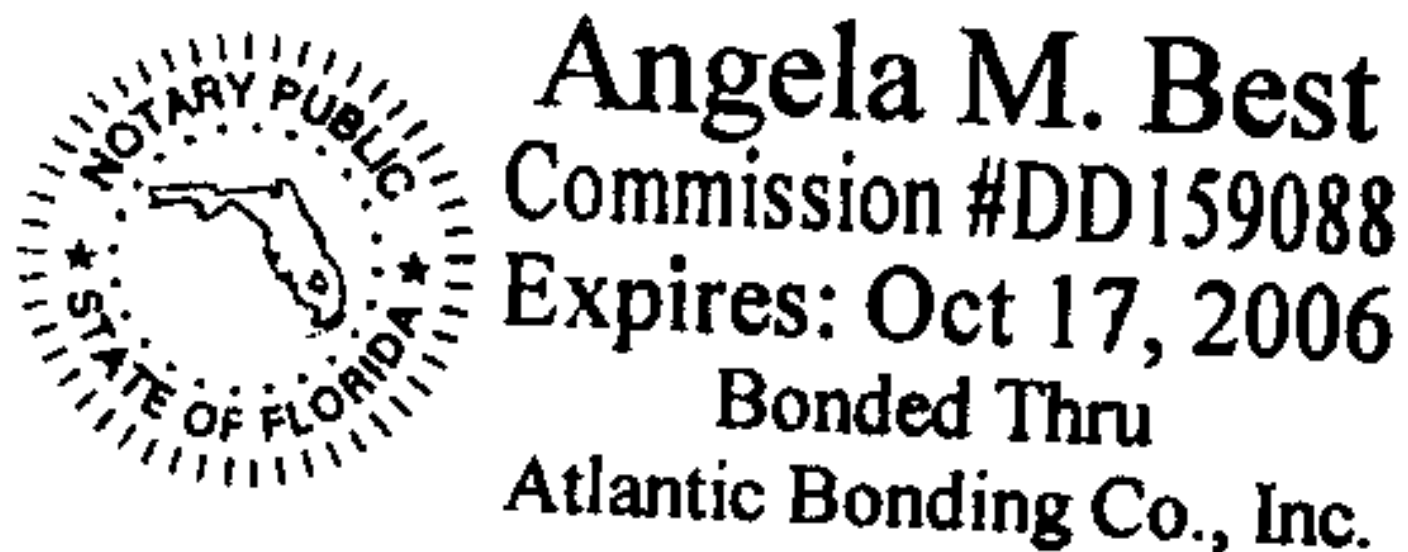

[Witness Signature Above]
John J. Shea
[Print Witness Name Above]

[Witness Signature Above]
ANGELA M. BEST
[Print Witness Name Above]

By: 
Leonard W. Garner, its sole Manager

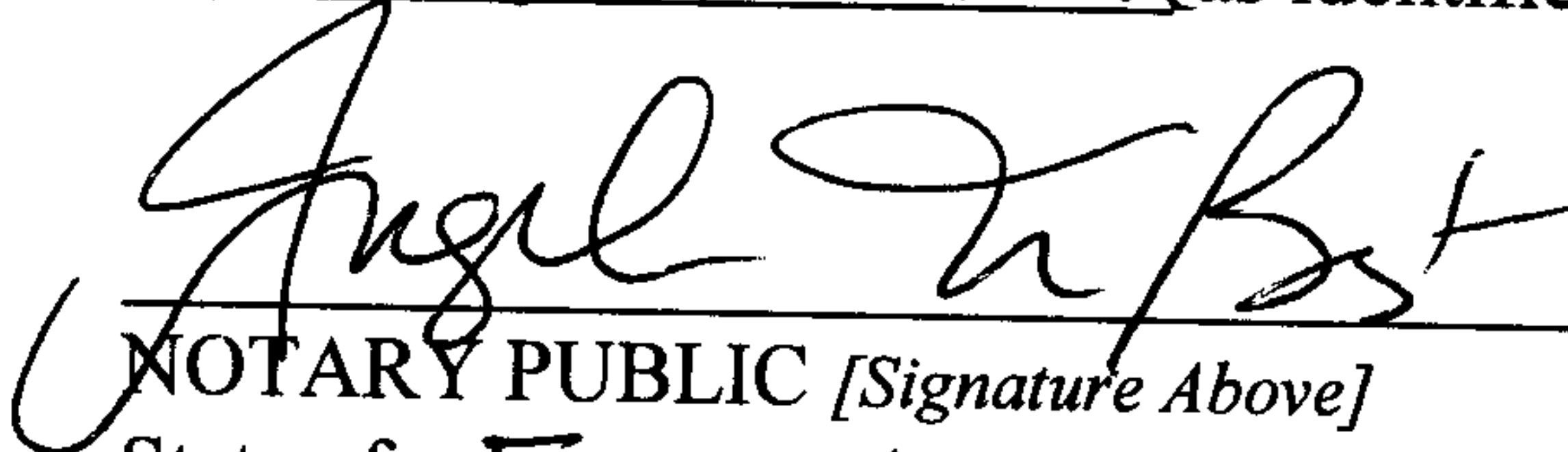
"GRANTOR"

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 30 day of December, 2003, by LEONARD W. GARNER, as the Manager of SUNRISE VILLAGE INVESTMENTS, L.L.C., a Florida limited liability company, who either [check one] _____ is personally known to me or he has produced Florida Drivers License as identification.



(NOTARIAL SEAL)


NOTARY PUBLIC [Signature Above]
State of FLORIDA
Print Name: ANGELA M. BEST
My Commission Expires: 10/17/06

The following information is provided pursuant to Florida Statutes Section 689.02(2):

Property Appraiser's Parcel Identification Number (if available): _____
Federal Tax Identification Number of Grantee(s): 20-0461081.

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EXHIBIT "A"

(5 ACRE PARCEL)

Commence at the Southeast corner of SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, Sarasota County, Florida; thence North 89° 46' 10" West, along the South line of said Section 10, to the Westerly Right of Way of Jacaranda Boulevard as recorded in Road Plat Book 3, Page 27, Public Records of Sarasota County, Florida a distance of 840.76 feet; thence North 43° 05' 09" East, along the said Westerly Right of Way of Jacaranda Boulevard a distance of 722.24 feet to a point on a curve to the left which the radius lies North 46° 54' 51" West, said curve having a radius of 1357.39 feet, a central angle of 42° 20' 55", a chord bearing of North 21° 54' 42" East and a chord length of 980.60 feet; thence continuing along said Westerly Right of Way of Jacaranda Boulevard along the arc of said curve, an arc length of 1003.28 feet, thence continuing along said Westerly Right of Way of Jacaranda Boulevard North 00° 44' 14" East to the South Right of Way line of East Venice Avenue per Order of Taking in Official Records Book 1835, Page 1475, Public Records of Sarasota County, Florida; a distance of 629.73 feet, the following (3) calls are along the said South Right of Way line of East Venice Avenue, thence North 89° 22' 40" West a distance of 234.70 feet; thence North 00° 37' 20" East, a distance of 4.00 feet; thence North 89° 22' 40" West, a distance of 410.11 feet for a Point of Beginning; thence South 00° 45' 30" West a distance of 449.07 feet; thence North 89° 22' 41" West to the East line of lands described in Official Records Book 1833, Page 1331, Public Records of Sarasota County, Florida, a distance of 484.41 feet; thence North 00° 36' 23" East along said East line to the said South Right of Way line of East Venice Avenue a distance of 449.07 feet; thence South 89° 22' 40" East along said South Right of Way a distance of 485.60 feet to the Point of Beginning.

AND

(15 ACRE PARCEL)

Commence at the Southeast corner of SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, Sarasota County, Florida; thence North 89° 46' 10" West, along the South line of said Section 10, to the Westerly Right of Way of Jacaranda Boulevard as recorded in Road Plat Book 3, Page 27, Public Records of Sarasota County, Florida, a distance of 840.76 feet, thence North 43° 05' 09" East, along the said Westerly Right of Way of Jacaranda Boulevard a distance of 722.24 feet to a point on a curve to the left which the radius lies North 46° 54' 51" West, said curve having a radius of 1357.39 feet, a central angle of 25° 29' 45", a chord bearing of North 30° 20' 16" East and a chord length of 599.05 feet; thence continuing along said Westerly Right of Way of Jacaranda Boulevard along the arc of said curve, an arc length of 604.02 feet for a Point of Beginning; thence North 89° 15' 05" West, a distance of 586.90 feet; thence North 00° 45' 30" East to the South Right of Way line of East Venice Avenue per Order of Taking in Official Records Book 1835, Page 1475, Public Records of Sarasota County, Florida; a distance of 1025.84 feet; the following (3) calls are along the said Southerly Right of Way line of East Venice Avenue, thence South 89° 22' 40" East, a distance of 410.11 feet; thence South 00° 37' 20" West, a distance of 4.00 feet; thence South 89° 22' 40" East to the said Westerly Right of

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Way of Jacaranda Boulevard a distance of 234.70 feet; thence South 00° 44' 14" West along said Westerly Right of Way of Jacaranda Boulevard a distance of 629.73 feet to a point on a curve to the right, which the radius lies North 89° 15' 46" West, said curve having a radius of 1357.39 feet, a central angle of 16° 51' 10", a chord bearing of South 09° 09' 49" West and a chord length of 397.82 feet; thence continuing along said Westerly Right of Way of Jacaranda Boulevard along the arc of said curve, an arc length of 399.26 feet to the Point of Beginning.

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EXHIBIT "B"

All matters set forth on Schedule B-II of Title Policy No. TA03-6327 to be issued by Fidelity National Title Insurance Company of New York, having an effective date of December 30, 2003.