This instrument prepared by:
Name: **Tom Simkanich**
USA Title Insurance Agency, LLC
Address: **600 Cleveland Street Suite 1100**
Clearwater, Fl 33755

Return to: ✓ **USA Title Insurance Agency, LLC**
FILE NO. 23503
Address: **600 Cleveland Street Suite 1100**
Clearwater, Fl 33755

Property Appraisers Parcel Identification Number(s):
15-27-16-96008-000-0770
Grantee(s) S.S #'s:

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004010593 1 PG
2004 JAN 20 04:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
GBURCH Receipt#425091

Doc Stamp-Deed: 5,950.00

2004010593

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS CORPORATE WARRANTY DEED *Made and executed the* ***15th day of January, 2004*** *by* ***Two Tuttle, Inc.****,and having its principal place of business at* ***4440 Fruitville Road, Sarasota, Fl 34232*** *, hereinafter called the grantor, to* ***K.N.J.A., LLC*** *whose post office address is 2 North Tuttle Ave, Sarasota, Fl 34237 hereinafter called the grantee*:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: *That the said grantor, for and in consideration of the sum of* ***$10.00*** *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:*

Commence at the intersection of center line of Fruitville Road and center line of Tuttle Avenue; thence South 00°08'22"West, along center line of Tuttle Avenue, 140.00 feet for a Point of Beginning; thence East 125.00 feet; thence South 02°30'East, 175.18 feet; thence North 89°46'West, 132.22 feet to the center line of said Tuttle Avenue; thence North 00°08'22"East, along said center line, 174.64 feet to the Point of Beginning. LESS the Westerly 48.33 feet thereof for Tittle Avenue. Lying and being in Section 21, Township 36 South, Range 18 East, Sarasota County, Florida.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

C. J. Ch. Ct
Witness Signature
Chad T. Orsatti
Printed Name

Kurt E.
Witness Signature
Kenneth E. Hoskinson, JR
Printed Name

Two Tuttle, Inc., by: Peter Turosienski, President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this ***15th day of January, 2004*** *by ,* ***Peter Turosienski, President*** *of* ***Two Tuttle, Inc.*** *on behalf of the corporation.* ***He/She is personally known*** *to me or who produced* Drivers Licenses *as identification and who did/did not take an oath.*

C. J. Ch. Ct

[seal]

Chad T Orsatti
My Commission DD186511
Expires June 01, 2007

Notary Public
My Commission Expires: