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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CFOLKINS Receipt#440794

Doc Stamp-Deed: 8,225.00



Prepared By:
E.Z. RANS, ESQ.
Livingston, Patterson & Strickland, P.A.
46 North Washington Boulevard, Suite 1
Sarasota FL 34236
(941) 365-0550

WARRANTY DEED

THIS INDENTURE, made this 27th day of February, 2004 between ISLAND BREEZE INN OF VENICE, INC., a Florida corporation, whose address is 340 S. Tamiami Tr., Venice, FL 34285, **GRANTOR**, and BOO INVESTMENTS, LLC, a Florida limited liability company, whose address is 735 Eagle Point Drive, Venice, Florida, 34285, **GRANTEE**.

(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

W I T N E S S E T H, that said Grantor, for and in consideration of the sum of TEN AND 00/100's (\$10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee forever, the following described land located in the County of Sarasota, State of Florida, to-wit:

Lots 9, 10 and 11, and the East 50 feet of each Lots 14, 15 and 16, Block 86, VENEZIA PARK SECTION OF VENICE, as per Plat thereof recorded in Plat Book 2, Page 168, of the Public Records of Sarasota County, Florida.

Subject to valid easements, restrictions, and reservations of record, and real property taxes for the year 2004 and subsequent years.

Subject to the Mortgage dated September 16, 2003 and recorded in Official Records Instrument No. 2003188611, in the original principal amount of \$880,000.00, with an outstanding principal balance of \$875,136.44, and

together with the Assignment of Rents in Official Records Instrument No. 2003188612, and the UCC-1 n Official Records Instrument No. 2003188613, which Grantee hereby agrees to assume and pay.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

WITNESSES:

ISLAND BREEZE INN OF VENICE,
INC., a Florida corporation

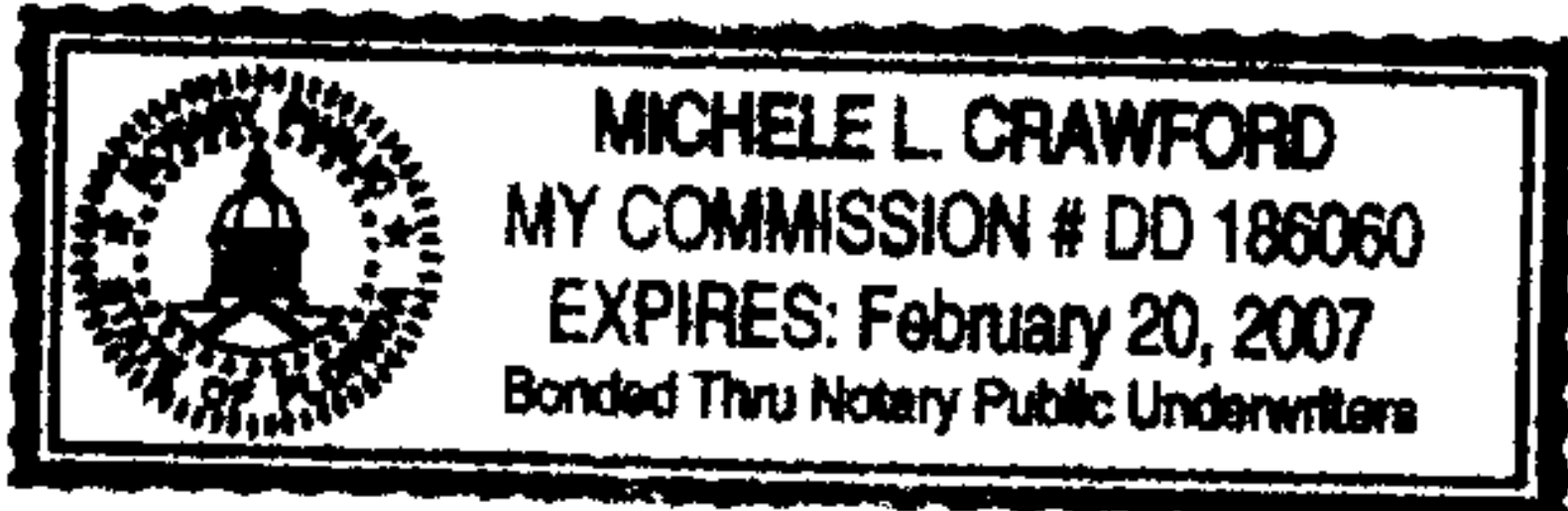
By: James L. Edwards Pres.
James L. Edwards, President

E. Zachary Rans
E. Zachary Rans
(print name of witness)

DAN CHRISTOPHERSON
DAN CHRISTOPHERSON
(print name of witness)

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me this 27th day of February, 2004 by JAMES L. EDWARDS, the President of ISLAND BREEZE INN OF VENICE, INC., a Florida corporation, on behalf of the corporation and who is personally known to me or who has produced _____ as identification.



Michele Crawford
Notary Public
Printed Name of Notary:
MICHELE L. CRAWFORD
Commission # DD186060

My Commission Expires: Feb 20, 2007