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INSTRUMENT # 2004059214 2 PGS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#455085

Prepared by and return to:
Burt E. Eisenberg, Esq.

Burt E. Eisenberg, P.A.
5100 Tamiami Trail N. Suite 123
Naples, FL 34103-2810
239-435-3232
File Number: 04-6101
Will Call No.:

Doc Stamp-Deed: 80.50



Parcel Identification No. 1127227704

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18 day of February, 2004 between Joshua L. Graber and Kevin Milner whose post office address is 1101 Pine Prairie Road, Sarasota, FL 34240 of the County of Sarasota, State of Florida, grantor*, and Sunstyles USA, LLC, a Florida Limited Liability Company whose post office address is 900 S. State Road 7, Fort Lauderdale, FL 33317 of the County of Broward, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 4, Block 2277, 47th Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 19, Page 46, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. The property is vacant land.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Joy Zavada
Witness Name: Joy Zavada

Debbie Moore
Witness Name: Debbie Moore

Joshua L. Graber (Seal)
Joshua L. Graber
Kevin Milner (Seal)
Kevin Milner

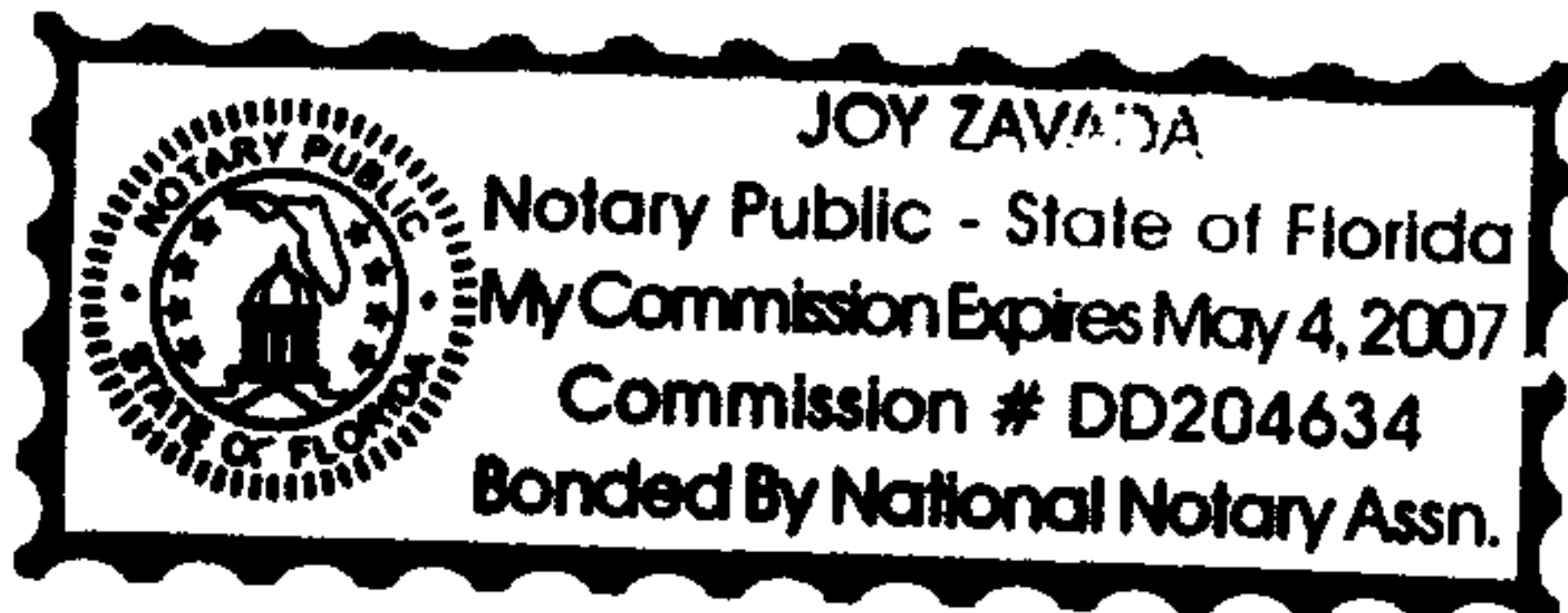
DoubleTimes

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State of Florida
County of ~~Passo~~ *Sarasota*

The foregoing instrument was acknowledged before me this 18th day of January, 2004 by *Joshua L Graber and Kevin Milner* ~~Edgar Smith~~, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Notary Public *Joy Zavada*
Printed Name: *Joy Zavada*
My Commission Expires: *5/4/2007*