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DOC TAX \$ 9,160.00
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Prepared by and return to:
Patrick W. Ryskamp, Esq.
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Sarasota, Florida 34236
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004092541 3 PGS
2004 MAY 13 05:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#474649

Doc Stamp-Deed: 9,100.00

WARRANTY DEED

THIS INDENTURE made April 29th, 2004, by and between ROBASOTA REAL ESTATE, LTD., a Florida limited partnership, a/k/a ROBASOTA REAL ESTATE, L.P., hereinafter referred to as Grantor, whose post office address is Post Office Box 35246, Sarasota, FL 34242, and BCC BOATYARD, LLC, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 5777 Beneva Road South, Sarasota, FL 34233.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Begin at the Northwesterly corner of Lot 55, STEVENS SUBDIVISION, as recorded in Plat Book 4, Page 21, Public Records of Sarasota County; thence South 19° 00' East along the East R/W line of County Road (Midnight Pass Road-50 feet wide) a distance of 118.07 feet to a point on the West line of Lot 59 (said point being 12.31 feet Southerly from the Southwesterly corner of Lot 57); thence North 76° 17' East, 123.5 feet to the outer edge of the seawall touching Little Sarasota Bay; thence Northwesterly along said seawall to a point on the North line of said Lot 55; thence West along said Lot line 117.5 feet to the point of beginning. Being a part of Lots 55, 57 and 59, of said STEVENS SUBDIVISION.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

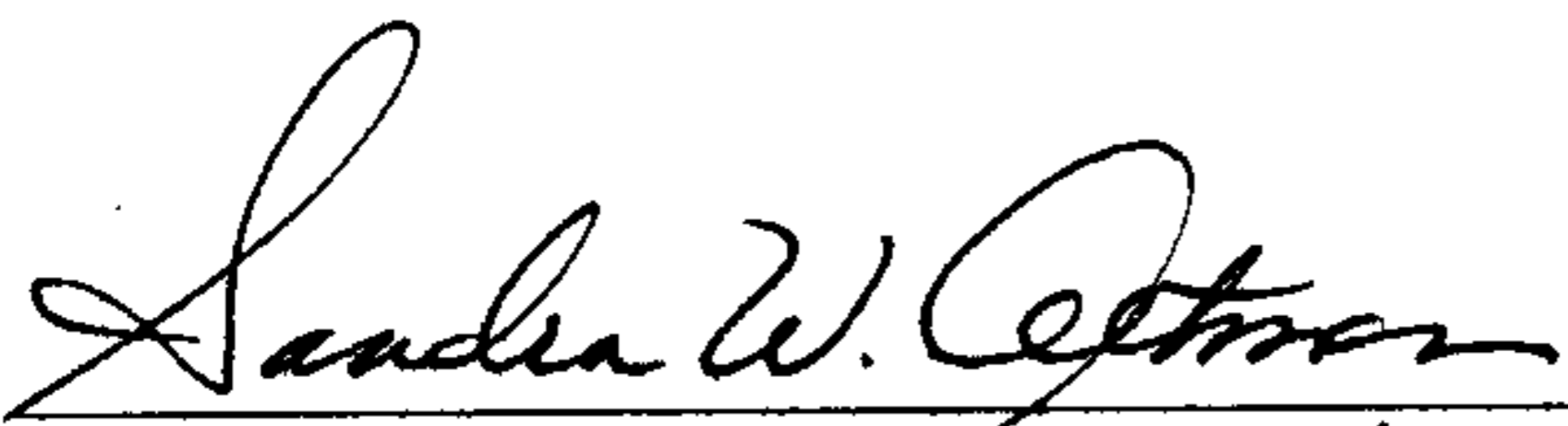
IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized partner the date above written.

WITNESSES:

ROBASOTA REAL ESTATE, LTD., a Florida limited partnership

By: TAMIAMI MANAGEMENT, L.C., a Florida limited liability company, as General Partner

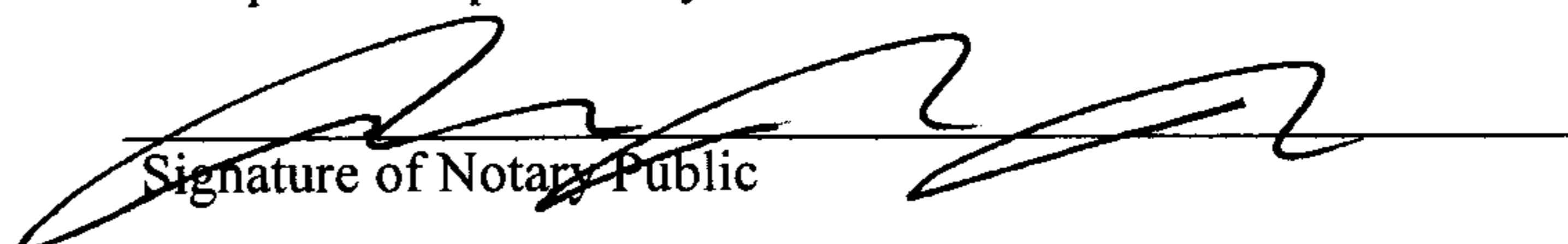
By: 
Gordon Hester, Manager

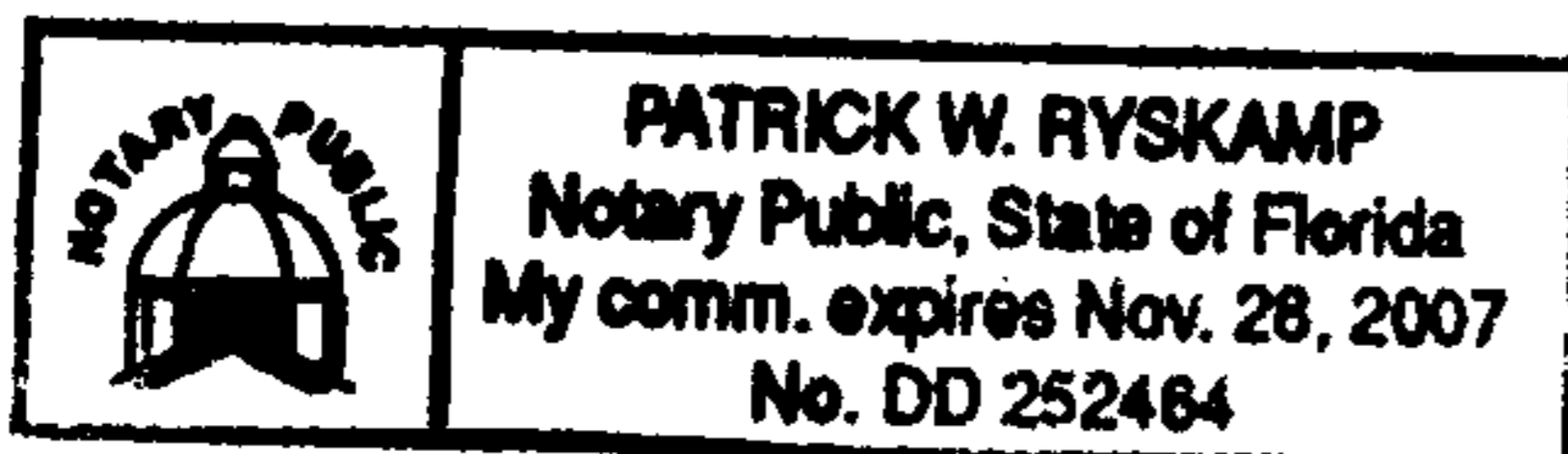

Witness Name: SANDRA W. ALTMAN


Witness Name: Patrick W. Ryskamp

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29 day of April 2004 by Gordon Hester as Manager of TAMIAMI MANAGEMENT, L.C., general partner of ROBASOTA REAL ESTATE, LTD., a Florida limited partnership on behalf of the corporation and the partnership. He/She has produced a license as identification. If no identification is indicated, the above-named person is personally known to me.


Signature of Notary Public



Print Name of Notary Public

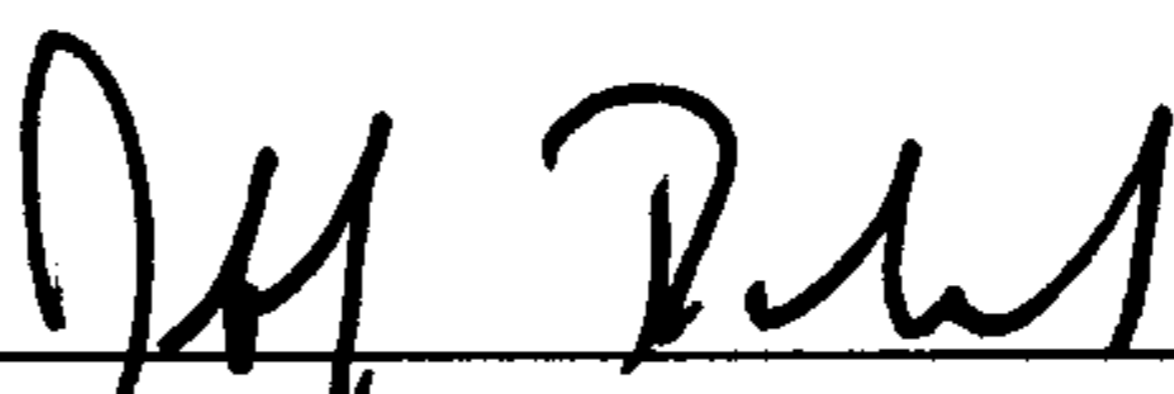
I am a Notary Public of the State of Florida and my commission expires: _____

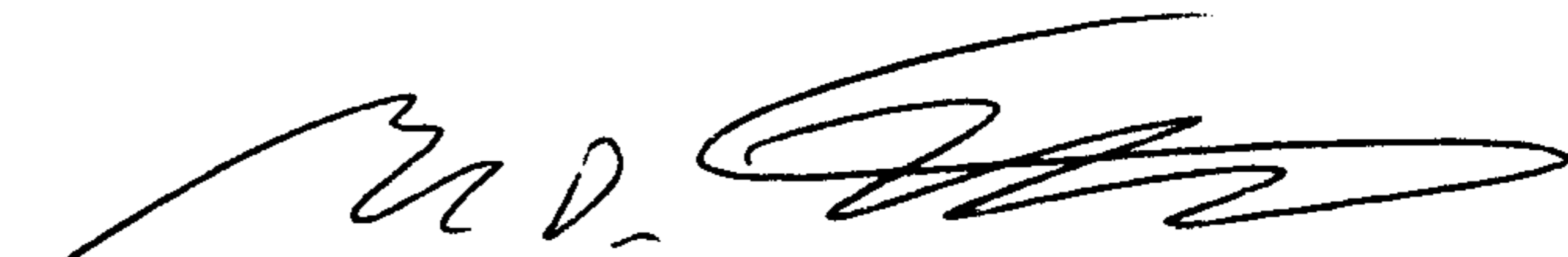
**CONSENT OF THE MEMBERS OF
TAMIAMI MANAGEMENT, L.C.
IN LIEU OF A SPECIAL MEETING OF THE MEMBERS**

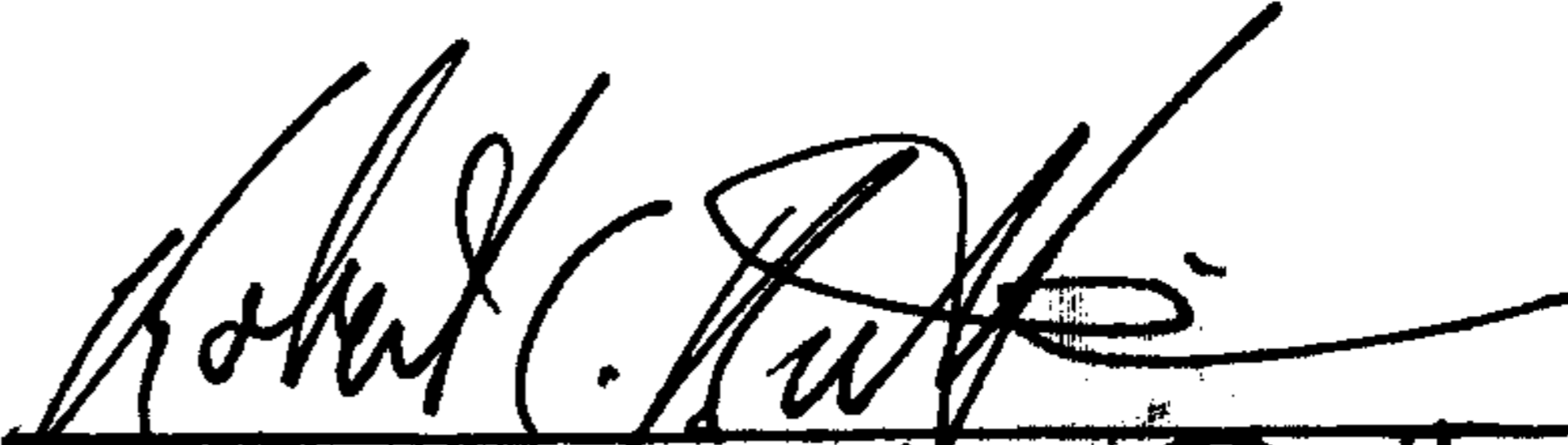
THE UNDERSIGNED, being all of the members of Tamiami Management, L.C., a Florida limited liability company (the "Company"), consent to the adoption, effective April 26, 2004, of the following resolutions with the same effect as if duly adopted at a special meeting of the members:

RESOLVED, that Tamiami Management, L.C., as the sole general partner of Robasota Real Estate, L.T.D., a Florida limited liability company ("Robasota"), is authorized to complete the sale of the parcel of real property located at 9227 Midnight Pass Road, Sarasota, Florida, in accordance with the Contract dated October 22, 2003, between Robasota and Chad Roffers, and execute and deliver in furtherance thereof necessary and appropriate documents; and

RESOLVED, that the ^{Manager}~~President~~ of the Company, Gordon Hester is hereby authorized to execute on behalf of the Company any and all documents deemed by him to be necessary or appropriate to effectuate the aforementioned sale.


Print Name: JEFFREY D. ROBERTI

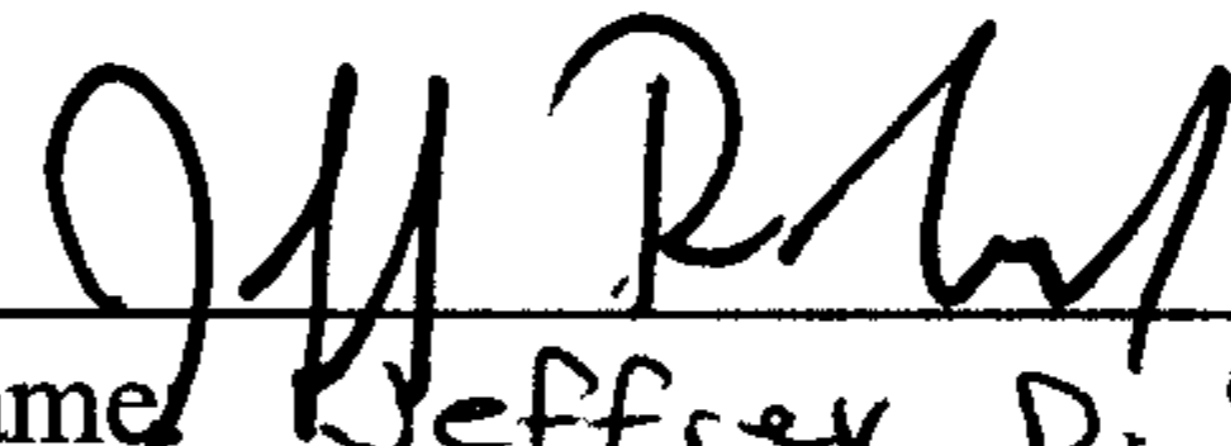

Print Name: Gordon D. Hester

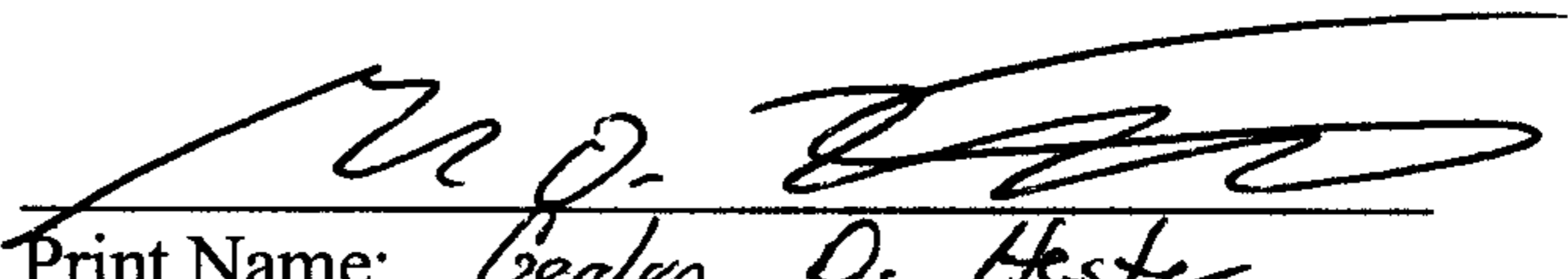

Print Name: Robert C. Brittingham

**CONSENT OF THE LIMITED PARTNERS OF
ROBASOTA REAL ESTATE, L.T.D.,
A FLORIDA LIMITED PARTNERSHIP ("ROBASOTA")**

THE UNDERSIGNED, being all of the limited partners of a Robasota Real Estate L.T.D., a Florida limited partnership ("Robasota") (the "Company"), consent to the adoption, effective April 26, 2004, of the following:

RESOLVED, that Tamiami Management, L.C., as the sole general partner of Robasota Real Estate L.T.D., a Florida limited liability partnership ("Robasota"), is authorized to complete the sale of the parcel of real property located at 9227 Midnight Pass Road, Sarasota, Florida, in accordance with the Contract dated October 22, 2003, between Robasota and Chad Roffers, and execute and deliver in furtherance thereof necessary and appropriate documents; and


Print Name: Jeffrey D. Roberti


Print Name: Gordon O. Heste

Print Name: _____

Print Name: _____