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RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2004111801 2 PGS  
2004 JUN 09 05:39 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
TFERNANDEZ Receipt#485832

Rec. \$ 18.50  
Doc. \$4,050.20

Doc Stamp-Deed: 4,050.20



### WARRANTY DEED

THIS WARRANTY DEED made the 8th day of June, 2004, by **TRIPLE DIAMOND COMMERCE PLAZA, L.L.C., a Florida limited liability company**, whose post office address is 1776 Ringling Boulevard, Sarasota, Florida 34236, hereinafter called the Grantor, to **H & H ENTERPRISES OF VENICE, L.L.C., a Florida limited liability company**, whose post office address is 2502 Northway Drive, Venice, Florida 34275, hereinafter called the Grantee,:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the interest stated herein to all that certain land situate in SARASOTA COUNTY, Florida, viz:

**LOT 33, TRIPLE DIAMOND COMMERCE PLAZA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 48, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Tax I.D. #0377-09-0001(covers subject property, et al)

Subject to reservations, restrictions and easements of record; governmental zoning, rules and regulations; taxes and assessments for the current and subsequent years.

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 the

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grantor has good right and lawful authority to sell and convey said land; that the grantor 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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

TRIPLE DIAMOND COMMERCE  
PLAZA, L.L.C., a Florida  
limited liability company

Print name: CATHY McKEEHAN

By: Bill J. Morse  
As Managing Member

Print name: Chris Williams

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared **BILL J. MORSE as Managing Member of TRIPLE DIAMOND COMMERCE PLAZA, L.L.C., a Florida limited liability company**, personally known to me or has produced \_\_\_\_\_ as identification, and who did/did not take an oath to execute the same for the purposes therein expressed on behalf of the corporation.

WITNESS my hand and seal in the County and State last aforesaid this 8<sup>th</sup> day of June, 2004.



Christine L. Williams  
NOTARY PUBLIC  
Print name: Christine L. Williams  
My Commission Expires: JUNE 8, 2004

410  
THIS INSTRUMENT PREPARED BY:  
PAUL E. OLSON, ESQUIRE  
BURGESS, HARRELL, MANCUSO,  
OLSON & COLTON, P.A.  
1776 RINGLING BLVD,  
SARASOTA FL 34236