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Prepared by and return to:  
Patrick W. Ryskamp, Esq. ✓  
Williams, Parker, Harrison, Dietz & Getzen  
200 South Orange Avenue  
Sarasota, Florida 34236  
(941) 366-4800

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2004113316 1 PG  
2004 JUN 11 05:36 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#486757  
Doc Stamp-Deed: 11,865.00

WARRANTY DEED



THIS INDENTURE, made June 11, 2004, by and between BCC BOATYARD, LLC, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 5777 Beneva Road South, Sarasota, FL 34233, and 9227 MPR, LLC, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is Post Office Box 1159, Meredith, NH 03253.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it 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 officer the date above written.

WITNESSES:

BCC BOATYARD, LLC, a Florida limited liability company

Sylvia K. VanDiepen  
Witness Name: Sylvia K. VanDiepen

By: [Signature]  
Chad Roffers, Manager

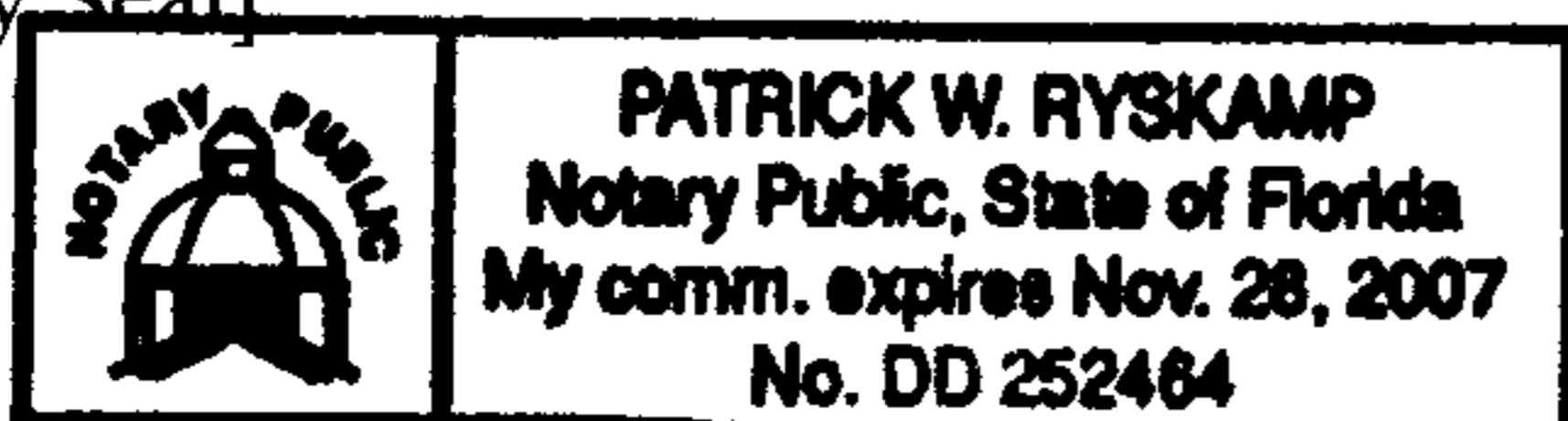
[Signature]  
Witness Name: Patrick W.

(Corporate Seal)

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 11th day of June, 2004 by Chad Roffers, Manager of BCC BOATYARD, LLC, a Florida limited liability company, on behalf of the corporation. He  is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_