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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004181829 8 PGS
2004 SEP 20 04:28 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#526520

✓ Prepared by and return to:

John R. Dunham, III

Attorney at Law

Lutz, Bobo & Telfair, P.A.

One Sarasota Tower, Suite 500 Two North Tamiami Trail

Sarasota, FL 34236

941-951-1800

File Number: 12027.15

Doc Stamp-Deed: 8,750.00

Parcel Identification Nos: 70061004; 70061005; 70061006; 70061007;
70061008; and 70061009



Warranty Deed

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

This Indenture made this 30th day of August, 2004 between **Health Quest Realty XIII, an Indiana General Partnership**, whose post office address is 315 West Jefferson Boulevard, South Bend, Indiana 46601-1512, of the County of St. Joseph, State of **Indiana**, Grantor*, and **4054 Sawyer, LLC, a Florida Limited Liability Company**, whose post office address is Post Office Box 25368, Sarasota, FL 3427, of the County of **Sarasota**, 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, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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 Grantor is lawfully seized of said land in fee simple; that the 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.

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

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

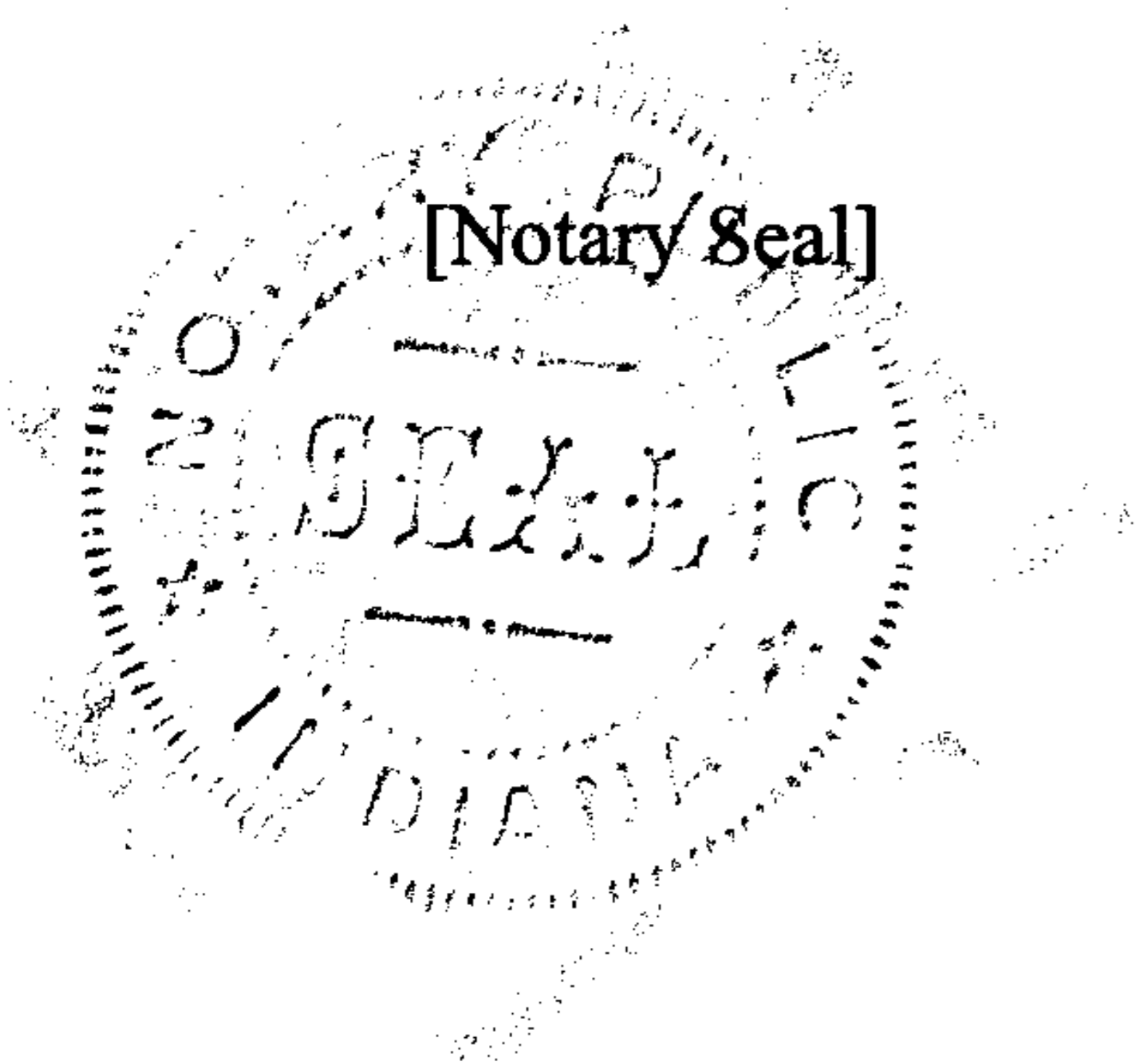
Signed, sealed and delivered in our presence:

Kim Richardson
Witness
Printed Name: Kim Richardson
Geri Roeder
Witness
Printed Name: Geri Roeder

HEALTH QUEST REALTY XIII, an
Indiana General Partnership
By: [Signature]
Lawrence H. Garatoni, as Managing Partner

State of INDIANA
County of ST. JOSEPH

The foregoing instrument was acknowledged before me this 30th day of August, 2004, by Lawrence H. Garatoni, as Managing Partner of Health Quest Realty XIII, an Indiana General Partnership, who is personally known or to me.



[Signature]
Notary Public, State of Indiana
Printed Name: Charles M. Loeser
Resident of St. Joseph County, Indiana
My Commission Expires: June 30, 2007

INSTRUMENT # 2004181829
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EXHIBIT "A"
LEGAL DESCRIPTION

Units C, D, E, F, G and H, Building I, PHASE II, BEE RIDGE MEDICAL CENTER, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1904, Pages 2884 through 2960, and as per plat thereof recorded in Condominium Book 26, Page 10, of the Public Records of Sarasota County, Florida.

Less and except the following described property:

A portion of Unit "C" of Building "I", of PHASE II, BEE RIDGE MEDICAL CENTER as recorded in Condominium Book 26, Pages 10 and 10A through 10E, of the Public Records of Sarasota County, Florida. Lying in Section 3, Township 37 South, Range 18 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Building "I", of PHASE II, BEE RIDGE MEDICAL CENTER as recorded in Condominium Book 26, Pages 10 and 10A through 10E, of the Public Records of Sarasota County, Florida; thence S 89° 52'17" W, along the Southerly line of said Building "I", 81.62 feet; thence N 00° 07'43" W, 0.92 feet for a Point of Beginning; thence S 89° 52'17" W, 12.46 feet; thence N 00° 07'43" W, 11.59 feet; thence S 89° 52'17" W, 3.31 feet; thence N 00° 07'43" W, 31.04 feet; thence N 89° 52'17" E, 3.31 feet; thence N 00° 07'43" W, 11.57 feet; thence N 89° 52'17" E, 12.53 feet; thence S 00° 07'43" E, 54.20 feet to the Point of Beginning. Containing 781.06 square feet, more or less.

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Charles M. Loeser, Attorney at Law, 315 West Jefferson Blvd., South Bend, IN 46601

Tax Folio No(s): 0070-06-1004, 0070-06-1005, 0070-06-1006, 0070-06-1007, 0070-06-1008,
0070-06-1009

CERTIFICATE OF APPROVAL AND WAIVER OF RIGHT OF SECOND REFUSAL

The undersigned, being the duly elected President of Bee Ridge Medical Center Condominium Association, Inc., a not-for-profit Florida corporation (the "Association") organized to operate and maintain Bee Ridge Medical Center, a Condominium formed pursuant to the Declaration of Condominium, as amended, recorded in Official Records Book 1904, page 2884, of the Public Records of Sarasota County, Florida (the "Declaration"), hereby certifies:

1. The Board of Directors of the Association have approved the sale of Unit C (less 781 sf) and Units D-H, Building I ("the Property"), owned by Health Quest Realty XIII, an Indiana general partnership ("HQR"), to Florida Spine & Orthopedic Center, Inc. ("FSOC"), a Florida corporation, with title to be held by FSOC or its assignee ("Purchaser").

2. The Association hereby waives its right of second refusal to purchase the Property under the terms of the proposed sale by HQR to the Purchaser.

IN WITNESS WHEREOF, this Certificate of Approval And Waiver of Right of Second Refusal is executed on the date listed below.

Signed, sealed and delivered in the presence of:

Bee Ridge Medical Center Condominium Association, Inc.

Terri Thompson
Witness Signature

By: [Signature]

Name: W.C. Tanner

Title: President

TERRI THOMPSON
Printed Name

Date signed: 8/17/09

Shana Boos
Witness Signature

Shana Boos
Printed Name

State of Florida)
) ss.
County of Sarasota)

The foregoing Certificate of Approval And Waiver of Right of Second Refusal was acknowledged before me this 17th day of August, 2004, by _____, authorized agent for Bee Ridge Medical Center Condominium Association, Inc., (who is personally known to me) or who produced satisfactory evidence of identity.

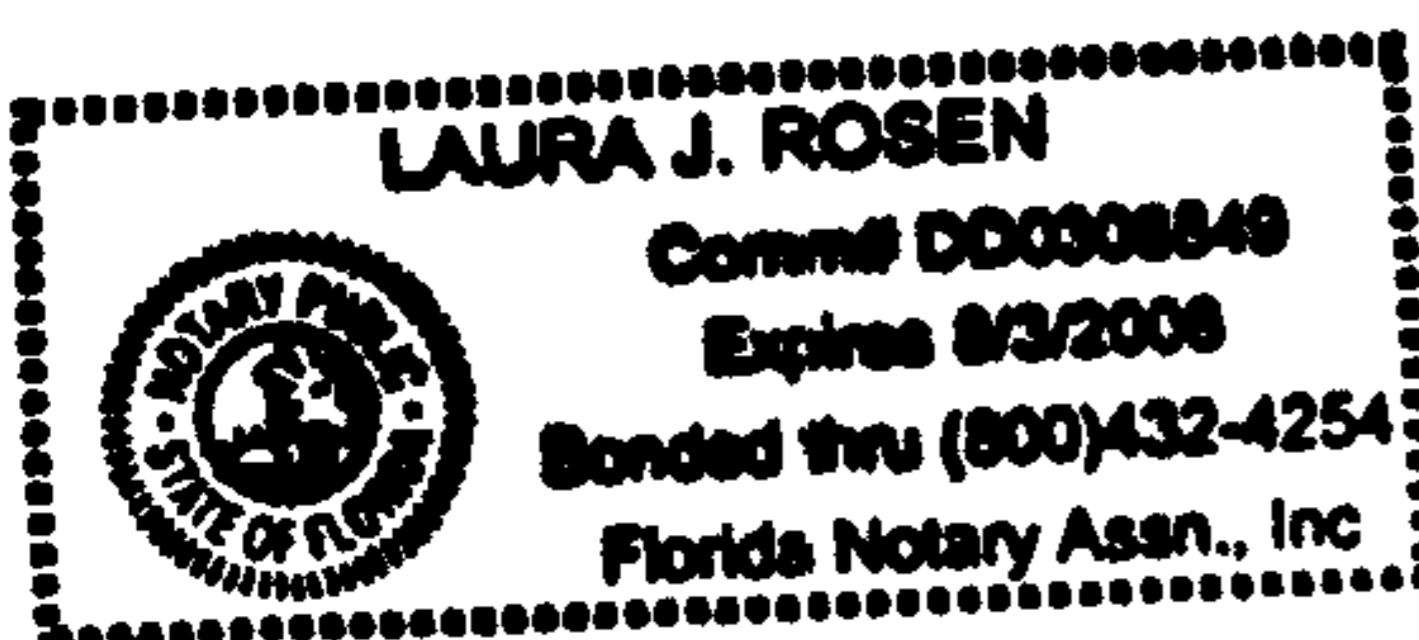
[Signature]

Notary Public

My Commission Expires: 8/31/2008

Commission Number: 000308849

(NOTARIAL SEAL)



THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Charles M. Loeser, Attorney at Law, 315 West Jefferson Blvd., South Bend, IN 46601

Tax Folio No(s): 0070-06-1004, 0070-06-1005, 0070-06-1006, 0070-06-1007, 0070-06-1008,
0070-06-1009

WAIVER OF RIGHT OF SECOND REFUSAL

MOB 19 of Florida, LLC
Medical Office Buildings of Florida, LLC, as owner of a unit or units of The Bee Ridge Medical Center, a Condominium, which Condominium development was created by that certain Declaration of Condominium of record in the Official Records Book 1904, page 2884, of the Public Records of Sarasota County, Florida, hereby waives its right of second refusal to purchase that part of Units C, D, E, F, G & H, Building I, owned by Health Quest Realty XIII, an Indiana general partnership ("HQR"), of the Condominium (said property owned by HQR is referred to hereafter as the "Property") with respect to the sale of the Property from HQR to Florida Spine & Orthopedic Center, Inc. ("FSOC"), a Florida corporation, or FSOC's assigns, with title to be held by FSOC or its assignee.

IN WITNESS WHEREOF, this Waiver of Right of Second Refusal is executed on the date listed below.

Signed, sealed and delivered in the presence of:

Monica Giles

Witness Signature

Monica Giles

Printed Name

Jennifer Lipscomb

Witness Signature

Jennifer Lipscomb

Printed Name

Tennessee

State of ~~Florida~~

)

) ss.

County of Davidson

MOB 19 of Florida, LLC, successor in interest
to Medical Office Buildings of Florida, LLC

By: *Angela M. Playle, Vice President*

Date signed: *8/17/2004*

The foregoing Waiver of Right of Second Refusal was acknowledged before me this *17th* day of *August*, 2004, by *Angela M. Playle*, authorized agent for ~~Medical Office Buildings of Florida, LLC~~, who is personally known to me or who produced satisfactory evidence of identity.

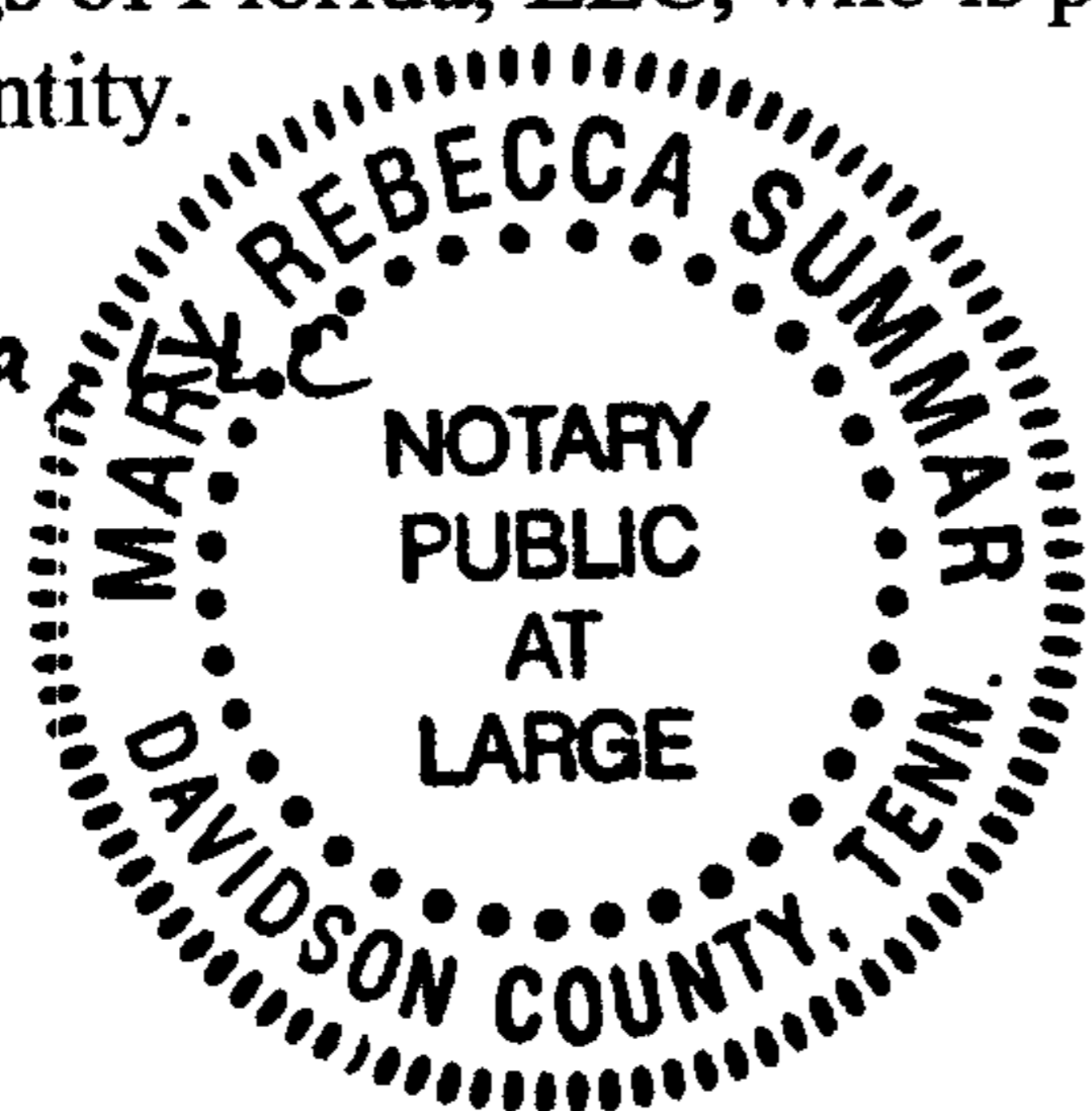
Mary Rebecca Sumner

Notary Public

My Commission Expires: *May 28, 2006*

Commission Number: _____

(NOTARIAL SEAL)



My Commission Expires MAY. 28, 2006

MOB 19 of Florida, LLC

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Charles M. Loeser, Attorney at Law, 315 West Jefferson Blvd., South Bend, IN 46601

Tax Folio No(s): 0070-06-1004, 0070-06-1005, 0070-06-1006, 0070-06-1007, 0070-06-1008,
0070-06-1009

WAIVER OF RIGHT OF SECOND REFUSAL

Kevin W. O'Neill, M.D., as owner of a unit or units (Building M, Phase VI) of Bee Ridge Medical Center, a Condominium, which Condominium development was created by that certain Declaration of Condominium of record in the Official Records Book 1904, page 2884, of the Public Records of Sarasota County, Florida, hereby waives his right of second refusal to purchase Unit C (less 781 sf) and Units D-H, Building I, owned by Health Quest Realty XIII, an Indiana general partnership ("HQR"), of the Condominium (said property owned by HQR is referred to hereafter as the "Property") with respect to the sale of the Property from HQR to Florida Spine & Orthopedic Center, Inc. ("FSOC"), a Florida corporation, or FSOC's assigns, with title to be held by FSOC or its assignee.

IN WITNESS WHEREOF, this Waiver of Right of Second Refusal is executed on the date listed below.

Signed, sealed and delivered in the presence of:

KEVIN W. O'NEILL, M.D.

Desiree McKenzie
Witness Signature

Desiree McKenzie
Printed Name

Mardae Cooper
Witness Signature

Mardae Cooper
Printed Name

By: Kevin W. O'Neill

Date signed: 8/18/04

State of Florida)
) ss.
County of Sarasota)

The foregoing Waiver of Right of Second Refusal was acknowledged before me this 18th day of August, 2004, by Kevin W. O'Neill, M.D., who is personally known to me or who produced satisfactory evidence of his identity.

Brenda Furnare
Notary Public Brenda Furnare
My Commission Expires: 6-23-07
Commission Number: _____
(NOTARIAL SEAL)



Brenda Furnare
MY COMMISSION # DD225727 EXPIRES
June 23, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Charles M. Loeser, Attorney at Law, 315 West Jefferson Blvd., South Bend, IN 46601

Tax Folio No(s): 0070-06-1004, 0070-06-1005, 0070-06-1006, 0070-06-1007, 0070-06-1008,
0070-06-1009

WAIVER OF RIGHT OF SECOND REFUSAL

W.C. Janson, D.M.D., P.A., as owner of a unit or units of The Bee Ridge Medical Center, a Condominium, which Condominium development was created by that certain Declaration of Condominium of record in the Official Records Book 1904, page 2884, of the Public Records of Sarasota County, Florida, hereby waives his right of second refusal to purchase that part of Units C, D, E, F, G & H, Building I, owned by Health Quest Realty XIII, an Indiana general partnership ("HQR"), of the Condominium (said property owned by HQR is referred to hereafter as the "Property") with respect to the sale of the Property from HQR to Florida Spine & Orthopedic Center, Inc. ("FSOC"), a Florida corporation, or FSOC's assigns, with title to be held by FSOC or its assignee.

IN WITNESS WHEREOF, this Waiver of Right of Second Refusal is executed on the date listed below.

Signed, sealed and delivered in the presence of:

W.C. JANSON, D.M.D., P.A.

Terri Thompson

Witness Signature

TERRI THOMPSON

Printed Name

Shana Boos

Witness Signature

Shana Boos

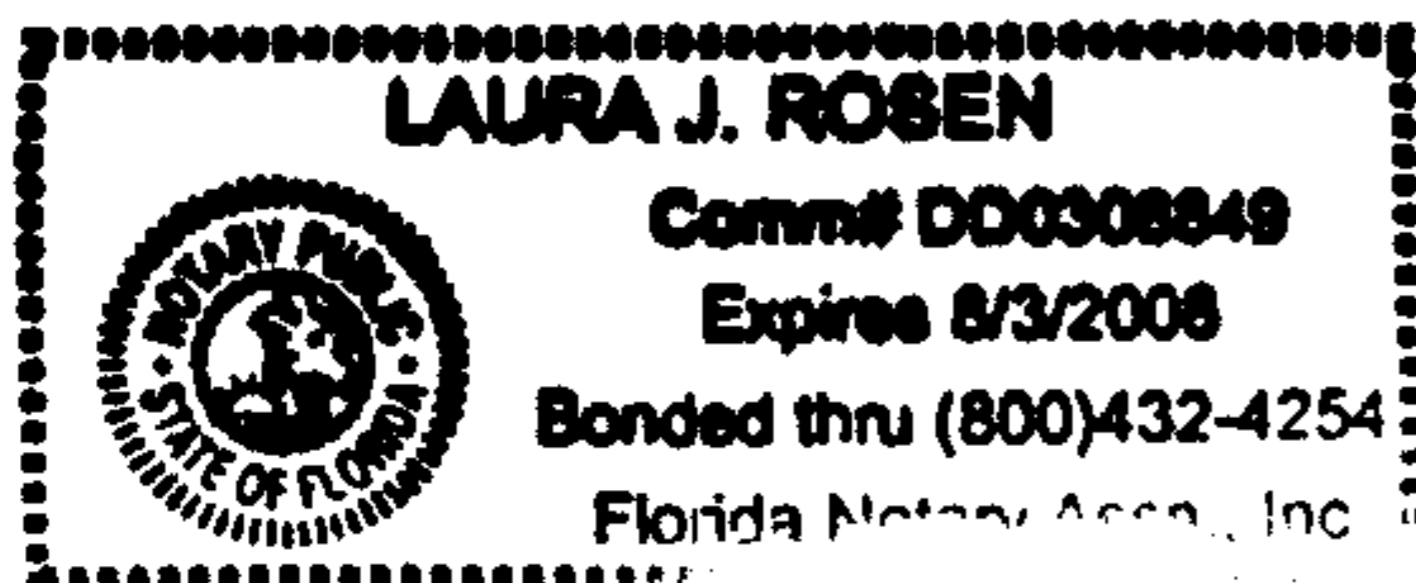
Printed Name

By: W.C. Janson, D.M.D., P.A.

Date signed: 8/12/04

State of Florida)
) ss.
County of Sarasota)

The foregoing Waiver of Right of Second Refusal was acknowledged before me this 17th day of August, 2004, by _____, authorized agent for W.C. Janson, D.M.D., P.A., who is personally known to me or who produced satisfactory evidence of identity.



Laura J. Rosen
Notary Public
My Commission Expires: 8/3/08
Commission Number: 000308849
(NOTARIAL SEAL)

8 PGS

Tax Folio No(s): 0070-06-1004, 0070-06-1005, 0070-06-1006, 0070-06-1007, 0070-06-1008, 0070-06-1009

Hugh Windom, M.D., as owner of a unit or units of The Bee Ridge Medical Center, a Condominium, which Condominium development was created by that certain Declaration of Condominium of record in the Official Records Book 1904, page 2884, of the Public Records of Sarasota County, Florida, hereby waives his right of second refusal to purchase that part of Units C, D, E, F, G & H, Building I, owned by Health Quest Realty XIII, an Indiana general partnership ("HQR"), of the Condominium (said property owned by HQR is referred to hereafter as the "Property") with respect to the sale of the Property from HQR to Florida Spine & Orthopedic Center, Inc. ("FSOC"), a Florida corporation, or FSOC's assigns, with title to be held by FSOC or its assignee.

(NOTARIAL SEAL)