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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#541921
Doc Stamp-Deed: 2,275.00

Prepared by and return to:
ROBERT J. DeBOER
Attorney at Law
KANETSKY, MOORE & DEBOER, P.A.
227 Nokomis Avenue South
Venice, FL 34285

File Number: 13370.16
Will Call No.: 180

Parcel Identification No. 408-05-0001

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

This Indenture made this 27th day of **October, 2004** between **COURTYARDS OF VENICE DEVELOPMENT, LLC**, a Florida limited liability company, whose post office address is **P. O. Box 1767, Venice, FL 34284-1767** of the County of **Sarasota**, State of **Florida**, grantor*, and

ANN HANSEN-IVERSEN, a/k/a **ANN C. IVERSEN**, as **Trustee of the ANN HANSEN-IVERSEN DECLARATION OF TRUST** dated **December 20, 1999**, whose post office address is **644 Apalachicola Road, Venice, FL 34285** 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 County Florida**, to-wit:

The Southwesterly 37.5 feet of Lot 10 and the Northeasterly 22.5 feet of Lot 11, Block 64, **GULF VIEW SECTION OF VENICE**, as per plat thereof recorded in Plat Book 2, pages 77 and 77A, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the current year.

The Grantee, as Trustee, has the power to buy, sell, lease, mortgage and otherwise encumber or convey the real property described herein pursuant to the terms of the Trust Agreement.

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:

COURTYARDS OF VENICE DEVELOPMENT, LLC, a
Florida limited liability company

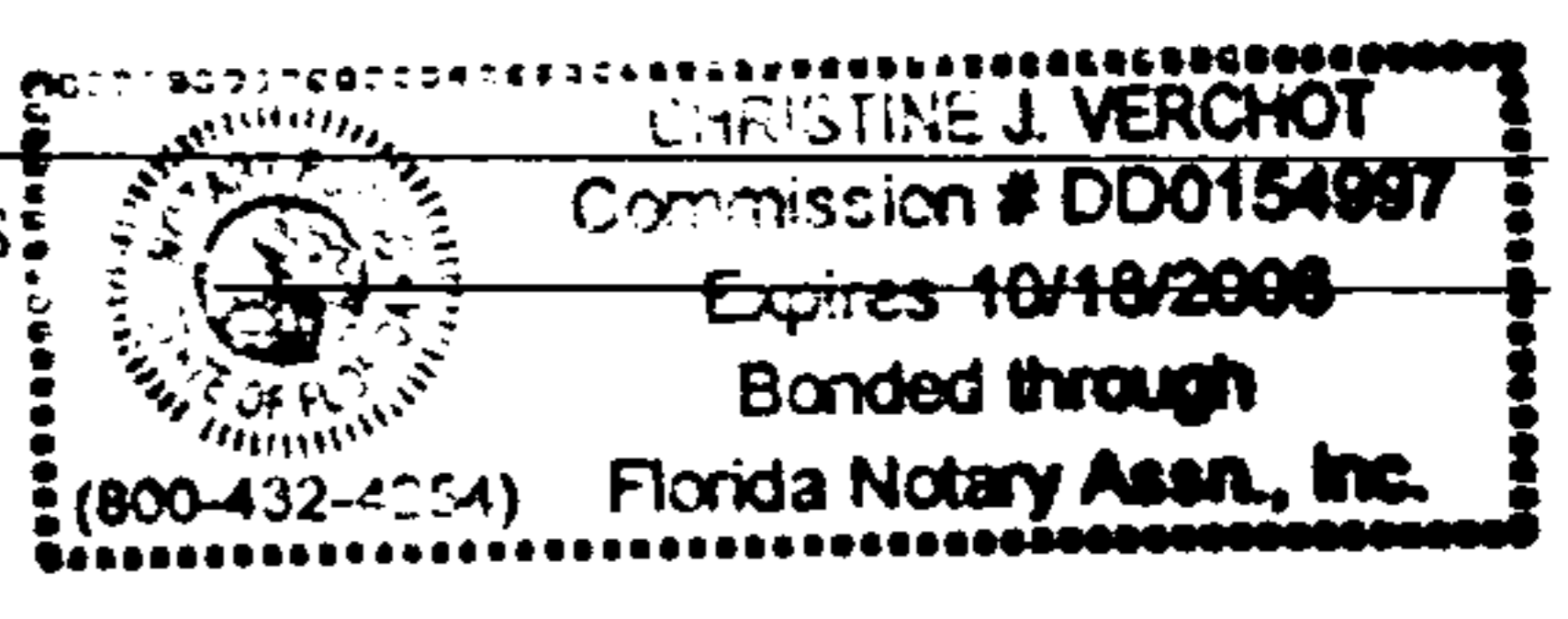
By: *Gregg G. Hassler*
GREGG G. HASSLER, Member

Witness Name: *Christine J. Verchot*
Christine J. Verchot
Witness Name: *Pamela Palmer*
Pamela Palmer

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 27th day of October, 2004 by GREGG G. HASSLER, as a Member of COURTYARDS OF VENICE DEVELOPMENT, LLC, a Florida limited liability company. He [X] is personally known to me or [] has produced a driver's license as identification.

Christine J. Verchot
Notary Public
Printed Name: CHRISTINE J. VERCHOT
My Commission Expires: 10/18/2008
Bonded through
Florida Notary Assn., Inc.
(800-432-4254)



WAT
RETURN TO
KANETSKY, MOORE
& DEBOER, PA.
13370.16