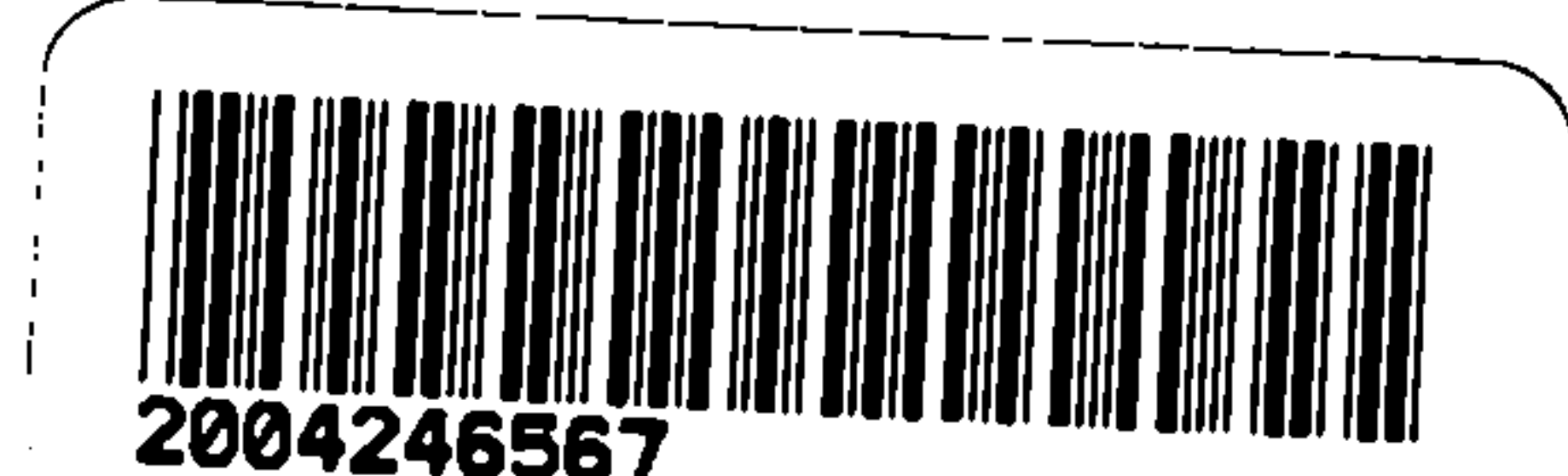


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004246567 1 PG
2004 DEC 28 05:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RAGIORDA Receipt#564376

Return to: Sheila Rigdon
Name: First Fidelity Title, Inc.
Address: 8830 S. Tamiami Trail
Suite 130
Sarasota, Florida 34238

This Instrument Prepared:
Sheila Rigdon
First Fidelity Title, Inc.
8830 S. Tamiami Trail
Suite 130
Sarasota, Florida 34238

Doc Stamp-Deed: 140.00



as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
0949-13-7407

File No:400625

WARRANTY DEED

This Warranty Deed Made the 10 day of December, 2004, by A. Pat Larzelere and Louise M. Larzelere, husband and wife, hereinafter called the grantor, whose post office address is: 803 Dixie Drive, Benton Harbor, Michigan 49022-2015

to Tropical Gulf Properties, LLC, a Florida limited liability company, whose post office address is: 2134 Greendale Dr., Sarasota, Florida 34232, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 7, Block 1374, 28TH ADDITION TO PORT CHARLOTTE, as per plat thereof recorded in Plat Book 15, Page(s) 12, 12A-12K, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s).
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; and that said land is free of all encumbrances, except taxes accruing subsequent to, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
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:

Witness Signature: [Signature] A. Pat Larzelere
Printed Name: Donnell Bowen A. Pat Larzelere

Witness Signature: [Signature] Louise M. Larzelere
Printed Name: Camille B. Shushman Louise M. Larzelere

STATE OF MICHIGAN
COUNTY OF Berrien

The foregoing instrument was acknowledged before me this 10 day of December, 2004, by A. Pat Larzelere and Louise M. Larzelere, husband and wife, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:
Nov. 26, 2006

[Signature]
Notary Public
Serial Number



TANYA A. ZEBELL
Notary Public, Berrien County, Michigan
My Commission Expires Nov. 26, 2006