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DOC TAX \$ 9450.70
RECORD \$ 18.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005021668 2 PGS
2005 FEB 01 05:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#578750

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

Doc Stamp-Deed: 9,450.00

INDENTURE



THIS INDENTURE made January 31, 2005, by and between UTOPIA LANDS PARTNERSHIP, LLLP, a Florida limited liability limited partnership (f/k/a Utopia Lands Partnership, a Florida general partnership), hereinafter referred to as Grantor, whose post office address is 11708 Fruitville Road, Sarasota, FL 34240, and SUGARBOWL DEVELOPMENT COMPANY, INC., a Florida corporation, hereinafter referred to as Grantee, whose post office address is 2033 Wood Street, Suite 118, Sarasota, FL 34236.

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:

A TRACT OF LAND IN SECTIONS 13, 14, 23 AND 24, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SADDLE OAK ESTATES, RECORDED IN PLAT BOOK 40 AT PAGE 42 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE FOLLOWING TWO CALLS ARE ALONG THE EASTERLY LINE OF SADDLE OAK ESTATES); THENCE N.00°56'46"E., A DISTANCE OF 362.36 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N.00°56'46"E., A DISTANCE OF 4366.32 FEET; THENCE N.90°00'00"E., A DISTANCE OF 400.96 FEET; THENCE N.46°45'24"E., A DISTANCE OF 1250.90 FEET; THENCE S.52°17'48"E., A DISTANCE OF 1025.83 FEET; THENCE S.01°44'54"W., A DISTANCE OF 1084.30 FEET; THENCE S.46°37'40"E., A DISTANCE OF 976.53 FEET; THENCE S.03°29'55"E., A DISTANCE OF 1463.29 FEET; THENCE S.49°56'41"W., A DISTANCE OF 946.03 FEET; THENCE S.40°03'19"E., A DISTANCE OF 73.31 FEET; THENCE S. 49°56'41"W., A DISTANCE OF 33.12 FEET TO THE POINT OF CURVE (PC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 898.00 FEET AND A CENTRAL ANGLE OF 36°00'04"; THENCE SOUTHWESTERLY, ALONG THE ARC A DISTANCE OF 564.25 FEET; THENCE S.13°56'37"W., A DISTANCE OF 60.51 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 598.00 FEET AND A CENTRAL ANGLE OF 19°24'56"; THENCE SOUTHWESTERLY, ALONG THE ARC A DISTANCE OF 202.64 FEET; THENCE S.05°28'19"E., A DISTANCE OF 83.68 FEET TO A LINE 55.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SUGAR BOWL ROAD, STATE ROAD No. 72, SECTION No. 17070 (105) 2501 (100 FEET WIDE); THENCE N.84°31'15"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 419.59 FEET; THENCE S.05°28'45"E., A DISTANCE OF 55.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID SUGAR BOWL ROAD; THENCE S.84°31'15"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1182.96 FEET; THENCE N.31°15'25"W., A DISTANCE OF 499.73 FEET; THENCE S.84°31'15"W., A DISTANCE OF 445.75 FEET; THENCE S.05°28'45"E., A DISTANCE OF 89.91 FEET; THENCE S.84°31'15"W., A DISTANCE OF 497.75 FEET TO THE POINT OF BEGINNING.

Return to Williams, Parker/CA ✓

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

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. 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 partner the date above written.

WITNESSES:

[Signature]
Christopher W. Maxwell
Print Name

[Signature]
G. Joseph Harrison
Print Name

UTOPIA LANDS PARTNERSHIP, LLLP, a Florida limited liability limited partnership (f/k/a Utopia Lands Partnership, a Florida general partnership)

By: HI HAT OPERATIONS, LLC, a Florida limited liability company, as general partner

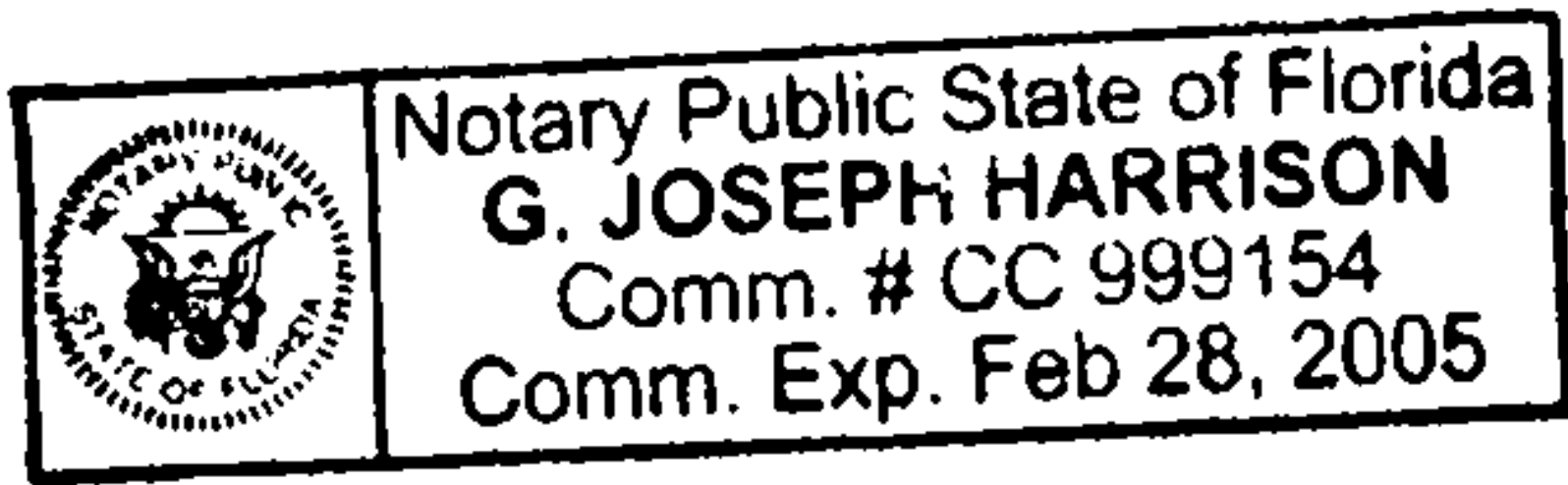
By: [Signature]
Richard E. Turner, Jr., as Managing Member

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 31 day of January 2005 by Richard E. Turner, Jr. as Managing Member of HI HAT OPERATIONS, LLC, a Florida limited liability company, as General Partner of UTOPIA LANDS PARTNERSHIP, LLLP, a Florida limited liability limited partnership (f/k/a Utopia Lands Partnership, a Florida general partnership), on behalf of the company and partnership. He/She has produced a _____ as identification. If no identification is indicated, the above-named person is personally known to me.

[Signature]
Signature of Notary Public

Print Name of Notary Public



I am a Notary Public of the State of Florida and my commission expires: _____

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