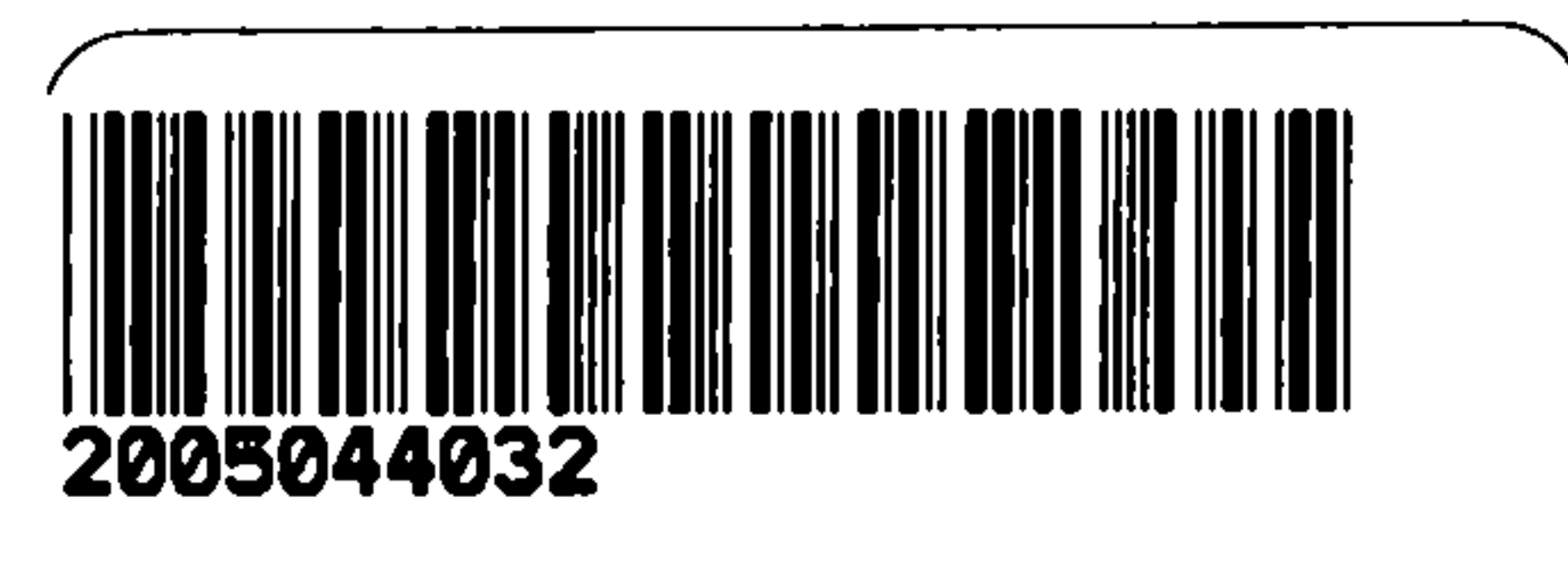


2

Prepared By: Lawrence M. Hankin, P.A.  
1820 Ringling Blvd.  
Sarasota, FL 34236  
File Number: CL 8202-T  
Parcel ID #: 0099-03-3001 & 0099-03-3002

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2005044032 1 PG  
2005 MAR 03 06:11 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#591895  
Doc Stamp-Deed: 5,250.00

WARRANTY DEED



This WARRANTY DEED, dated 02/25/2005 by ROBERT D. JACKSON whose post office address is: 4711 4th Avenue NE, Bradenton, FL 34208 hereinafter called the GRANTOR, to LAUREN JANE INVESTMENTS, LLC, a Florida limited liability company whose post office address is: 3900 Clark Road, Unit 2, Building A Sarasota FL 34233 hereinafter called the GRANTEE: (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 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:

Units 1 & 2, Building A, LAKESHORE VILLAGE PLAZA CONDOMINIUM, PHASE I, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1653, Page 735 and amendments thereto, and as per plat thereof, recorded in Condominium Book 21, Page 48, and amendments thereto, of the Public Records of SARASOTA County, Florida.

Said property is not the homestead of the Grantor, nor contiguous to his homestead, under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, plat of condominium, declaration of condominium stated above and agreements of record, if any; taxes and assessments for the year 2005 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Signature: [Signature] Seller Signature: [Signature]  
Print Name: JAN H. RICKER ROBERT D. JACKSON

Witness Signature: [Signature]  
Print Name: Michael Hankin

State of FLORIDA  
County of SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me on 02/25/2005 by: ROBERT D. JACKSON who is personally known to me or who has produced \_\_\_\_\_ as identification.

Signature: [Signature]  
Print Name: \_\_\_\_\_

