

*Record & Return*  
BLEAKLEY PLATT & SCHMIDT  
66 FIELD POINT ROAD  
GREENWICH, CT 06830-6473



WARRANTY DEED

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2005097141 2 PGS  
2005 MAY 06 05:04 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#623394

*lsm*  
PARCEL ID NUMBER: 0131-12-0012

GRANTEE #1 TIN: [REDACTED] - MARIO G. Manfredi Doc Stamp Deed: 0.70

GRANTEE #2 TIN: [REDACTED] - Patricia N. Manfredi

THIS INDENTURE, made this 28<sup>th</sup> day of December, 2004, Between MARIO G. MANFREDI and PATRICIA N. MANFREDI, husband and wife, of the County of Westchester, State of New York, Grantors, and MARIO G. MANFREDI and PATRICIA N. MANFREDI, as Co-Trustees of the Mario G. Manfredi Revocable Trust u/a December 28, 2004, whose address is 2 Bismark Street, Pleasantville, New York 10570 of the County of Westchester, State of New York, Grantee.

WITNESSETH that the Grantors, for and in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, to the Grantors, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of SARASOTA, State of FLORIDA to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, AND TAXES SUBSEQUENT TO 2004.

And the Grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in our presence:

*[Signature]*  
Printed Name: Johanna J. Ferguson  
Witness as to All

*[Signature]*  
MARIO G. MANFREDI, Grantor  
2 Bismark Street, Pleasantville, NY

*[Signature]*  
Printed Name: Ranya S. Margi  
Witness as to All

*[Signature]*  
PATRICIA N. MANFREDI, Grantor  
2 Bismark Street, Pleasantville, NY

STATE OF CONNECTICUT )  
  ) SS: Greenwich  
COUNTY OF FAIRFIELD )

On this 28<sup>th</sup> day of December, 2004, before me personally came MARIO G. MANFREDI, to me known and known to me to be the individual described in, and who executed the foregoing instrument and he acknowledged that he executed the same.

STATE OF CONNECTICUT )  
  ) SS: Greenwich  
COUNTY OF FAIRFIELD )  
*[Signature]*  
Notary Public  
Ranya S. Margi  
NOTARY PUBLIC  
State of Connecticut #125890  
My Commission Expires July 31, 2005

On this 28<sup>th</sup> day of December, 2004, before me personally came PATRICIA N. MANFREDI, to me known and known to me to be the individual described in, and who executed the foregoing instrument and she acknowledged that she executed the same.

Ranya S. Margi  
NOTARY PUBLIC  
State of Connecticut #125890  
My Commission Expires July 31, 2005

*[Signature]*  
Notary Public

EXHIBIT A

A portion of Lots 57 and 59, STEVENS SUBDIVISION, recorded in Plat Book 4, Page 21 Public Records of Sarasota County, Florida; and also lands lying adjacent to and southerly from and being more particularly described as follows: Commence at the SW corner of said Lot 59; thence S 19°00'00" E, along the Easterly R/W of Midnight Pass Road, 21.44 feet for a Point of Beginning; thence N 19°00'00" W, along said R/W, 46.66 feet; thence N 76°17'00" E, 123.0 feet more or less to the waters of Sarasota Bay; thence Southeasterly along said waters, 47 feet more or less to the intersection with a line that bears N 76°17'00" E, from the Point of Beginning; thence S 76°17'00" W, 127 feet more or less to the POINT OF BEGINNING.

Together with an easement for ingress and egress described as follows:

Commence at the S.W. corner of Lot 59, STEVENS SUBDIVISION, recorded in Plat Book 4, Page 21, Public Records of Sarasota County, Florida thence S. 19°00'00" E. along the extension of the easterly r/w of Midnight Pass Road (50' wide), 21.44' for a P.O.B.; thence continue S. 19°00'00" E., along said extension, 20.00'; thence S. 71°00'00" W., 33.00'; thence N. 19°00'00" W., 52.80' to the South line of said STEVENS SUBDIVISION; thence East along said line 34.90', to the P.O.B.