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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MMARQUEZ Receipt#633036

This instrument prepared by
and return to:
Richard S. Webb, IV, Esq.
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
2033 Main Street, Suite 600
Sarasota, Florida 34237
941.366.8100

Doc Stamp-Deed: 2,800.00



WARRANTY DEED

THIS INDENTURE, made this 25th day of APRIL, 2005, BETWEEN **NATRICH, LLC**, a California limited liability company, whose post office address is 9777 Wilshire Boulevard, Suite 1009, Beverly Hills, California 90212, Grantor(s) and **SUN-FIRE NURSERIES, L.L.C.**, a Florida limited liability company, whose post office address is, 7091 Myakka Valley Trail, Sarasota, Florida 34241, Grantee(s),

WITNESSETH, that said Grantor(s), for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee(s), and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel I.D. No. 0615-00-1093

This conveyance is made and accepted subject to taxes accruing subsequent to January 1, 2005 and subsequent years, zoning and other applicable governmental statutes, ordinances, rules and regulations pertaining to the use or operation of the Property and matters shown in Exhibit "B" attached hereto and made a part hereof, none of which shall be reimposed hereby.

Together with all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in any way appertaining thereto, if any, and all right, title and interest of Grantor, if any, in and to any streets, ways, alleys, strips or gores of land adjoining the Property or any part thereof.

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

IN WITNESS WHEREOF, the Grantors have caused this these presents to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

NATRICH, LLC,
a California limited liability company

[Signature]
Print ROBERT I. ROSENBERG
[Signature]
Print KATHY ROSSON

By: [Signature]
Eric Diamond, its manager

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me this 22nd day of April, 2005, by Eric Diamond, as manager of Natrich, LLC, a California limited liability company

who is personally known to me,
 who has produced _____ as identification

and who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)

[Signature]
NOTARY PUBLIC
Print ROBERT I. ROSENBERG
State of California at Large (Seal)
My Commission Expires: 6-27-08

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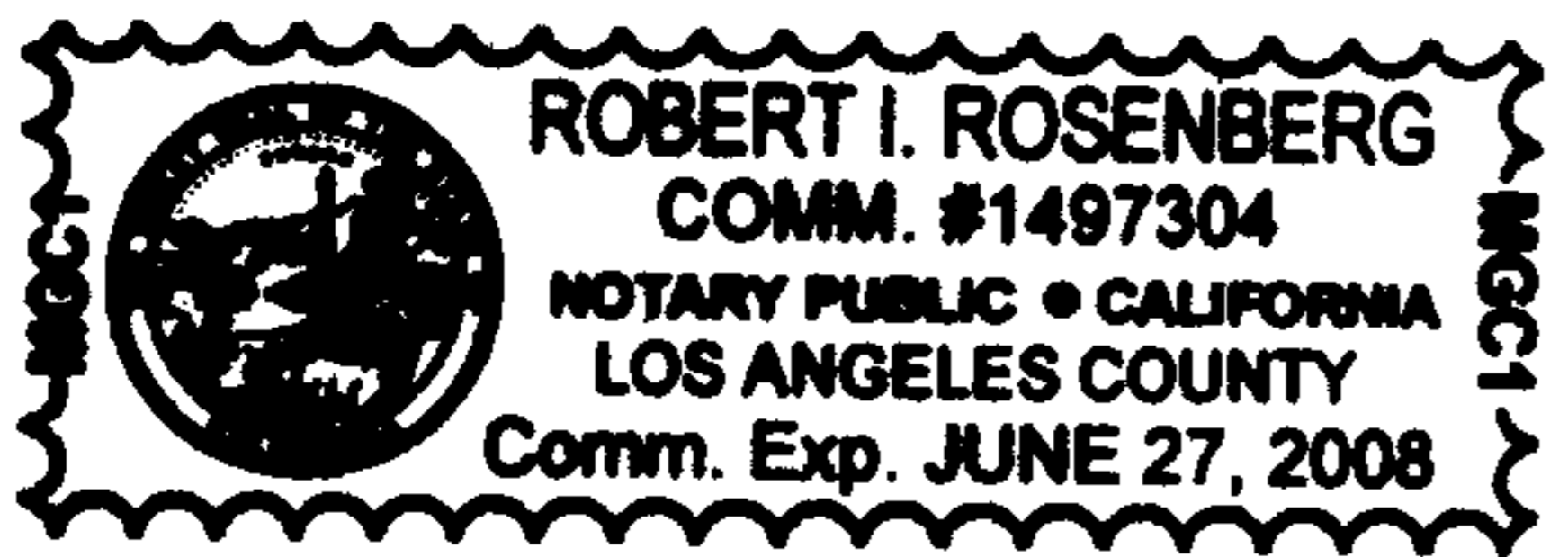


Exhibit "A"

Legal Description

PARCEL ONE:

The East 841.70 feet of the following described Parcel:

A parcel of land lying and being in the North 1/2 of Section 20, Township 37 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at a concrete monument marking the Northwest corner of said Section 20, as shown on the plat of Myakka Valley Ranches, Unit No. 1, recorded in Plat Book 19, Pages 19 and 19A, of the Public Records of Sarasota County, Florida; thence S. 00 degrees 17'17" E, along the West line of said Section 20, a distance of 1379.64 feet to a concrete monument marking the most Southwesterly corner of said Myakka Valley Ranches, Unit No. 1, for a Point of Beginning; thence continue S. 00 degrees 17'17" E, along the West line of said Section 20, a distance of 1179.64 feet; thence East, parallel to the South line of the Northwest 1/4 of Section 20, and 100.0 feet therefrom, a distance of 1828.57 feet; thence N. 00 degrees 17'17" W, parallel to said West line of Section 20 a distance of 1192.86 feet; thence S. 89 degrees 53'57" W, parallel to the South line of Lot 75, Myakka Valley Ranches, Unit No. 1 and 40 feet therefrom a distance of 1797.95 feet to the Southeasterly right-of-way line of Myakka Valley Trail; thence S. 44 degrees 42'43" W, along said Southeasterly right-of-way line a distance of 14.10 feet to a concrete monument; thence S. 89 degrees 53'57" W, along the South line of said Myakka Valley Trail a distance of 20.64 feet to the Point of Beginning.

Subject to an easement for ingress and egress extending from said West line of Section 20 to the Easterly line of the above described parcel, being more particularly described as follows:

Commence at a concrete monument marking the Northwest corner of said Section 20, as shown on the plat of Myakka Valley Ranches, Unit No. 1, recorded in Plat Book 19, Pages 19 and 19A, of the Public Records of Sarasota County, Florida; thence S. 00 degrees 17'17" E, along the West line of said Section 20, a distance of 1379.64 feet to a concrete monument marking the most Southwesterly corner of said Myakka Valley Ranches, Unit No. 1; thence continue S. 00 degrees 17'17" E, along said West line a distance of 30.00 feet; thence N. 89 degrees 53'57" E parallel to the South line of Lot 75, said Myakka Valley Ranches, Unit No. 1 and 50.00 feet therefrom a distance of 1828.56 feet; thence N. 00 degrees 17'17" W, parallel to said West line of Section 20 a distance of 40.00 feet; thence S. 89 degrees 53'57" W, parallel to said South line of Lot 75 and 40.00 feet therefrom a distance of 1797.95 feet to the Southeasterly right-of-way line of Myakka Valley Trail; thence S. 44 degrees 42'43" W along said Southeasterly right-of-way line a distance of 14.10 feet to a concrete monument; thence S. 89 degrees 53'57" W along the South line of said Myakka Valley Trail a distance of 20.64 feet to the Point of Beginning.

TOGETHER WITH easements for ingress and egress as described in Official Records Book 1066, Page 956, and Official Records Book 1404, Page 2180, of the Public Records of Sarasota County, Florida.

PARCEL TWO

A parcel of land lying and being in the North 1/2 of Section 20, Township 37 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at a concrete monument marking the Northwest corner of said Section 20 as shown on the plat of Myakka Valley Ranches, Unit No. 1, recorded in Plat Book 19, Pages 19 and 19A, of the Public Records of Sarasota County, Florida; thence S. 00 degrees 17'17" E along the West line of said Section 20 a distance of 1379.64 feet to a concrete monument marking the most Southwesterly corner of said Myakka Valley Ranches, Unit No. 1; thence N. 89 degrees 53'57" E along the South line of said Myakka Valley Trail, a distance of 20.64 feet; thence N. 44 degrees 42'43" E along said Southeasterly right-of-way line a distance of 14.10 feet to Point of Beginning; thence N. 89 degrees 53'57" E parallel to the South line of Lot 75, Myakka Valley Ranches, Unit No. 1, and 40.00 feet therefrom a distance of 1201.18 feet; thence Northerly 40.00 feet more or less to the Southeast corner of said Lot 75; thence S. 89 degrees 53'57" W along the South line of said Lot 75 a distance of 1232.11 feet; thence S. 44 degrees 42'43" W along the Southeasterly right-of-way line of Myakka Valley Trail a distance of 56.38 feet, more or less, to the Point of Beginning.

Together with an easement for ingress and egress as described in Official Records Book 1066, Page 956 and Official Records Book 1404, Page 2180, of the Public Records of Sarasota County, Florida.

EXHIBIT "B" TO WARRANTY DEED

Exceptions

1. Easement Agreement recorded in Official Records Instrument No. 1999092939, of the Public Records of Sarasota County, Florida.
2. Easement in favor of Florida Power & Light Company recorded in Official Records Book 3013, Page 2863, of the Public Records of Sarasota County, Florida.
3. Maintenance Agreement recorded in Official Records Instrument No. 1999092940, of the Public Records of Sarasota County, Florida.
4. Terms and provisions as set forth in that certain Affidavit recorded in Official Records Book 896, Page 285, of the Public Records of Sarasota County, Florida.
5. *EASEMENT DEED RECORDED IN BOOK 1066, PAGE 956*
6. *EASEMENT DEED RECORDED IN BOOK 1404, PAGE 2180*

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