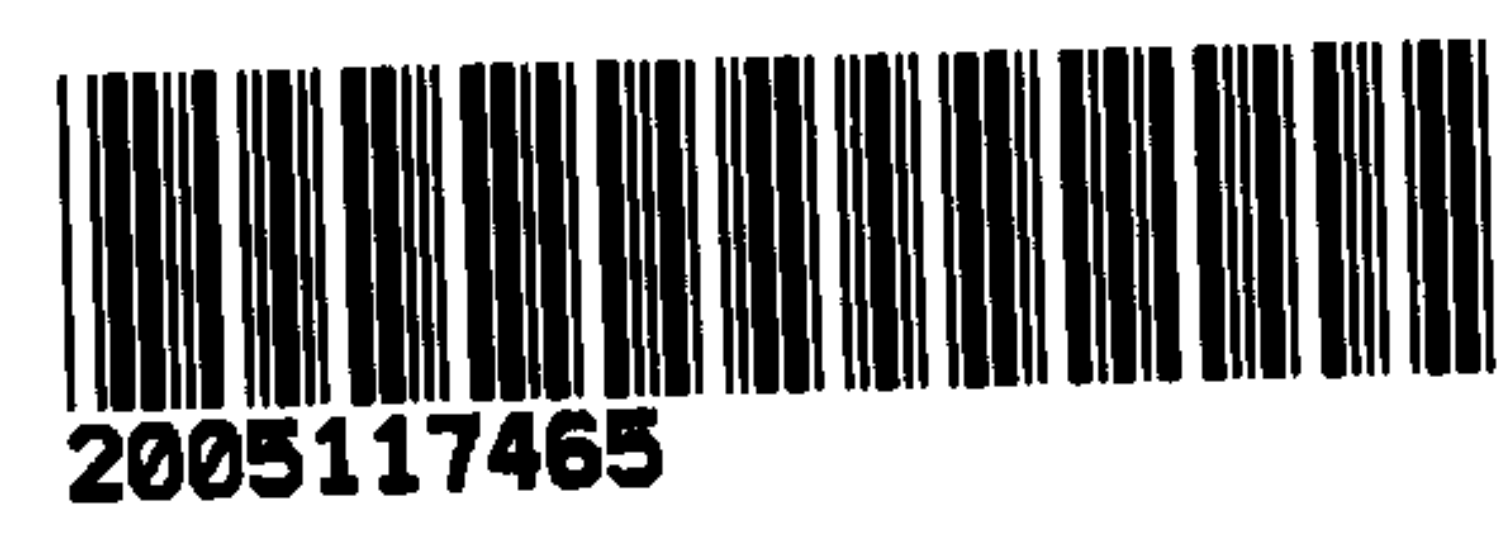


Rec 18⁵⁰
Doc 6650⁰⁰

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005117465 2 PGS
2005 JUN 01 02:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#635084
Doc Stamp-Deed: 6,650.00

PREPARED BY AND RETURN TO
SANDY ALAN LEVITT, P.A.
2201 RINGLING BLVD., SUITE 203
SARASOTA, FLORIDA 34237

WARRANTY DEED



THIS INDENTURE, Made this 31st day of May, 2005,
BETWEEN, HARRY WALIA, a single man, GRANTOR, whose mailing address is 639
Cornwell on the Gulf, Venice, Florida 34285, and **BRYAN A. BALL, a single man, and**
THOMAS F. PASSAMONTE, JR., a single man, as joint tenants with rights of survivorship,
GRANTEE, whose mailing address is 3500 Ridgeview Drive, Sarasota, Florida 34235.

WITNESSETH, that **GRANTOR**, for and in consideration of the sum of TEN DOLLARS, and
other good and valuable consideration, to him in hand paid by **GRANTEE**, the receipt whereof is
hereby acknowledged, has granted, bargained and sold to the **GRANTEE**, his heirs, and assigns
forever, the following described land, situate and being in the County of Sarasota, State of Florida,
to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, restrictions and reservations of record and subject to taxes for 2005 and
subsequent years.

GRANTOR herein warrants that the subject property does not constitute his homestead nor is the
property contiguous to his homestead.

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

(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural,
heirs, legal representatives and assigns of individuals, and the successors and assigns of
corporations, whenever the context so admits or requires.)

IN WITNESS WHEREOF, **GRANTOR** has hereunto set their hand and seal the day and
year first above written.

Signed, sealed and delivered in the presence of:

Sandy Levitt

M. Brenda Carver

HARRY WALIA

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 31 day of May,
2005, by HARRY WALIA, who is personally known to me or has produced a Florida Driver License as
identification and did not take an oath.



Sandy A. Levitt
My Commission DD277581
Expires January 28, 2008

NOTARY PUBLIC
My Commission Expires:

EXHIBIT "A"

BEGIN AT A CONCRETE MONUMENT ON THE WEST LINE OF THE 66 FOOT RIGHT OF WAY OF THE TAMiami TRAIL (US 41) WHICH SAID MONUMENT IS 858.6 FEET SOUTH OF THE NORTH LINE OF THE SE 1/4 OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 18 EAST; THENCE S 89°43' WEST 200 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 300 FEET TO A CONCRETE MONUMENT; THENCE EAST PARALLEL TO QUARTER LINE 200 FEET TO A CONCRETE MONUMENT ON THE WEST LINE OF THE TAMiami TRAIL; THENCE NORTH 300 FEET TO A POINT OF BEGINNING LESS THE NORTH 200 FEET THEREOF, AND LESS THAT PORTION OF SAID TRACT HERETOFORE CONVEYED TO THE STATE OF FLORIDA FOR RIGHT OF WAY PURPOSES FOR THE WIDENING OF THE TAMiami TRAIL (US 41) BY THAT SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 140, PAGE 238, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.