

Record & Return to:
LandAmerica - Nancy Byrne
1302 N. 19th Street, Suite 200
Tampa, FL 33605
Taco Bell

Prepared by and return to:

Thomas W. Garrard, Esquire
Law Office of Thomas W. Garrard, P.A.
520 East Olympia Avenue
Punta Gorda, Florida 33950
(941) 639-7020 Telephone
(941) 637-7352 Facsimile

Parcel ID: 407080007

Store: 2345

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005166342 4 PGS

2005 JUL 28 01:59 PM

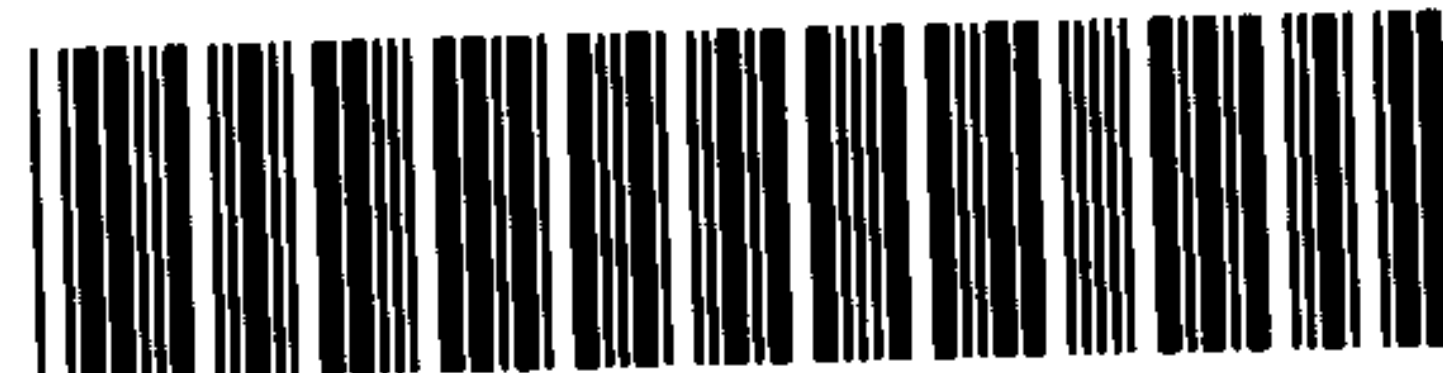
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

ASAMS Receipt#662487

Doc Stamp-Deed: 10,448.20



2005166342

Special Warranty Deed

This Special Warranty Deed made and executed the 15th day of July, 2005, by

Tromble and Company Operations, Inc., a corporation existing under the laws of the State of Florida, and having its principal place of business at 1720 El Jobean Road, Port Charlotte, Florida 33948, hereinafter called the grantor, to

Sovereign TB, LLC, a limited liability company existing under the laws of the State of Delaware, with an address at c/o Sovereign Investment Company, 116 Village Boulevard, Suite 200, Princeton, New Jersey 08540, hereinafter called the grantee,

(Wherever used herein the terms "grantor" and "grantee" include all parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, whereas the context so admits or requires.)

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Sarasota County**, State of Florida, to-wit:

(See attached **Exhibit A** for legal description.)

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Subject to only those matters reflected on **Exhibit B** attached hereto and made a part hereof.

And the grantor does warrant the title to said land subject as aforesaid and will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

In Witness Whereof, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Attest:

Tromble and Company Operations, Inc.

By [Signature] **sec.**
Jessica Robinson, Secretary

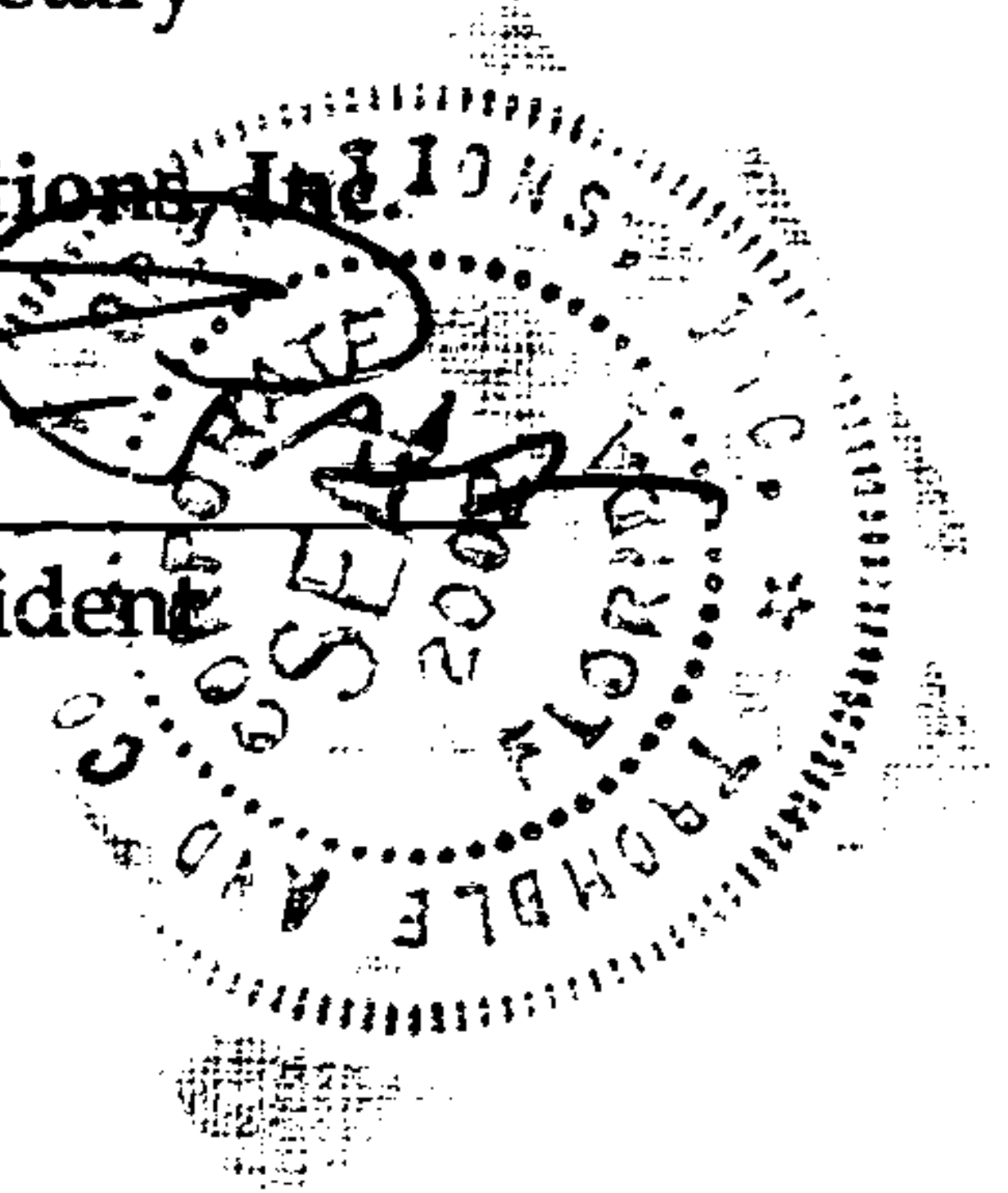
Signed, sealed and delivered in our presence:

[Signature]
Witness: **Thomas W. Garrard**
(print name)

[Signature]
Witness: **Susan L. Corzilius**
(print name)

Tromble and Company Operations, Inc.

By [Signature]
Rick A. Tromble, President



STATE OF FLORIDA
COUNTY OF CHARLOTTE

I Hereby Certify that on this day, before me, an officer duly authorized to administer, make and take acknowledgments, personally appeared **Rick A. Tromble**, known to me to be the President, and **Jessica Robinson**, known to me to be the Secretary, of **Tromble and Company Operations, Inc.**, the corporation in whose name the foregoing instrument was executed and they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereon is the true corporate seal of said corporation, that they are personally known to me, and that an oath was not taken.

Witness my hand and official seal in the County and State aforesaid, this 15th day of July, 2005.

My Commission Expires:
(Seal)



[Signature]
Notary Public: **Thomas W. Garrard**
(print name)

Exhibit A

Store 2345

Parcel ID: 407080007

Lot 3, BOB'S SUBDIVISION, as per plat thereof recorded in Plat Book 24, pages 46 and 46A, of the Public Records of Sarasota County, Florida, more particularly described as follows:

Begin at the Northeasterly corner of said Lot 3, Bob's Subdivision; thence South 47 degrees 06' 42" West, 267.91 feet to the Southeasterly corner of said Lot 3; thence Northwesterly along the arc of a curve concave to the South, having a radius of 1989.86 feet, an arc length of 180.05 feet to the Southwesterly corner of said Lot 3; thence North 46 degrees 40' 57" East, 111.62 feet to the Northwesterly corner of said Lot 3; thence South 89 degrees 46' 43" East, 260.00 feet to the Point of Beginning.

Also known as:

A tract of land containing 0.77 acres, more or less, situated within the City of Venice, Sarasota County, Florida, being more particularly described as follows:

Beginning at the Northeasterly corner of Lot 3, Bob's Subdivision, Plat Book 24, Pages 46 and 46A, of the Public Records of Sarasota County, Florida; thence run South 47° 06' 42" West, for a distance of 267.91 feet to a point; thence along the right of way line of Venice Bypass North, with a curve to the left (said curve having a radius of 1989.86 feet, a chord length of 179.99 feet and a chord bearing of North 53° 37' 14" West), run for a distance of 180.05 feet to a point; thence run North 89° 46' 43" East, for a distance of 111.62 feet to a point; thence run South 89° 46' 43" East, for a distance of 260.00 feet to a point, said point being the True Point of Beginning.

TOGETHER WITH easements for ingress and egress as described in Official Records Book 1223, page 986, Official Records Book 1270, page 1761 and Official Records Book 1599, page 817, of the Public Records of Sarasota County, Florida, all lying and being in Section 7, Township 39 South, Range 19 East, Sarasota County, Florida.

PERMITTED EXCEPTIONS

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes and assessments for the year 2005 and subsequent years, not currently due and payable.
2. Such matters as shown on Survey made by Survey America, Inc., last revised June 3, 2005 shows.
3. Easement in favor of Florida Power & Light Company recorded in Official Records Book 1639, Page 1284.
4. Terms, conditions and easements as set forth in the Easement Agreements recorded in Official Records Book 1223, Page 985, Official Records Book 1381, page 1194 and Official Records Book 1599, page 817. The aforesaid documents contain specific provisions for maintenance costs.
5. Easements and other matters as shown on the plat of Bob's Subdivision as recorded in Plat Book 24, pages 46 and 46A.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Sarasota County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting the Lawyers Title Insurance Corporation Regional Office, 201 South Orange Avenue, Suite 1350, Orlando, FL 32801 Telephone 407-481-8181.

RECORDERS MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.