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KAREN E. RUSHING  
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SARASOTA COUNTY, FLORIDA  
ARINGHOL Receipt#701398

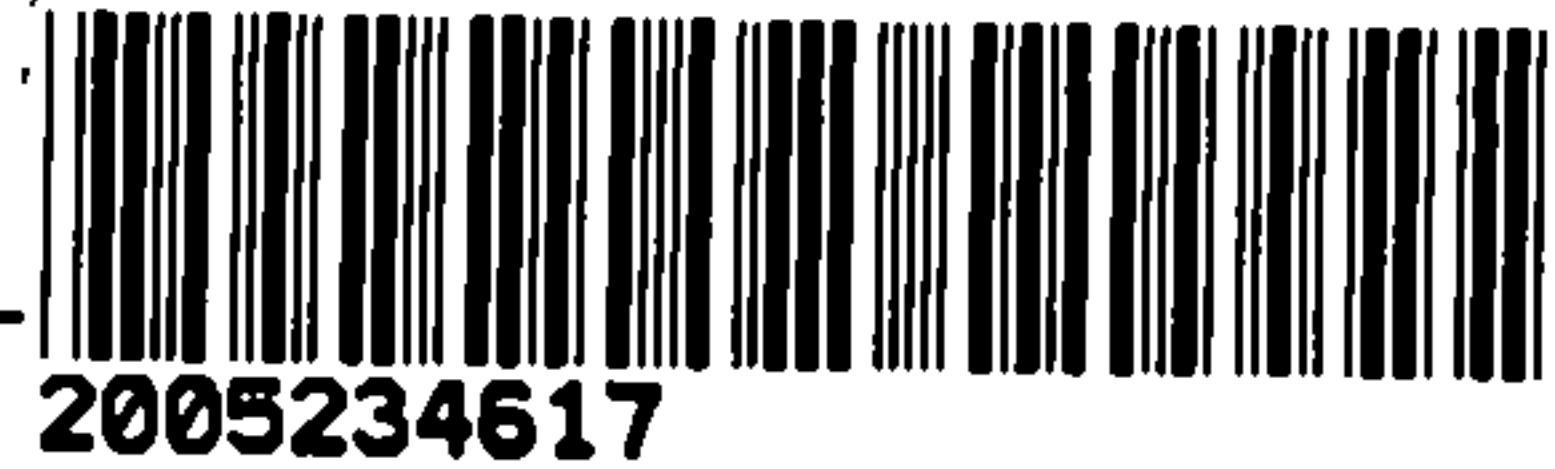
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This instrument prepared by:  
BRADLEY W. HOGREVE  
BRADLEY W. HOGREVE, P.A.  
100 Wallace Avenue, Suite 310  
Sarasota, FL 34237  
941-951-7700

Doc Stamp-Deed: 0.70

Tax Parcel ID: 0408-04-0044

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### Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, made October 7, 2005, between **THREE MONKEYS, LLC.**, an Ohio limited liability company, of the County of Sarasota in the State of Florida, party of the first part, whose post address is c/o 4439 Friar Tuck Lane, Sarasota, FL 34232, and **VENICE AVENUE PROPERTY, LLC**, a Florida limited liability company, party of the second part, and whose post office address is 4438 Friar Tuck Lane, Sarasota, FL 34232.

### Witnesseth:

That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

Lot 37 and Lot 38, Block 62, Gulfview Section of Venice, according to the Plat thereof recorded in Plat Book 2, Pages 77 and 77A of the Public Records of Sarasota County, Florida.

Grantor hereby certifies that the subject property is not Grantor's homestead nor is it the homestead of Grantor's family nor is it contiguous thereto.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

NO DOCUMENTARY STAMP TAXES ARE DUE PURSUANT TO SECTION 201.0(2) FLORIDA STATUTES BECAUSE THERE IS NO CHANGE IN THE BENEFICIAL OWNERSHIP OF THE PROPERTY CONVEYED.

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

Dated on October 7, 2005

Signed, sealed and delivered in the presence of:

THREE MONKEYS, LLC.,  
an Ohio limited liability company

Zelma M. Jupp

MARTIN OPPENHEIMER, Managing Member

(Type or print name beneath line)

Shaina Beck

(Type or print name beneath line)

[space below this line for acknowledgments]

STATE OF FLORIDA

### ACKNOWLEDGMENT

COUNTY OF DAD

The foregoing instrument was acknowledged before me on October 7<sup>th</sup>, 2005, by MARTIN OPPENHEIMER, as Managing Member of Three Monkeys, LLC., an Ohio limited liability company, who is personally known to me or  who produced a Driver's License as identification.

NOTARY PUBLIC:

Garry N. Bullard

(print or type name beneath signature line)

My commission expires:

My commission number is:

