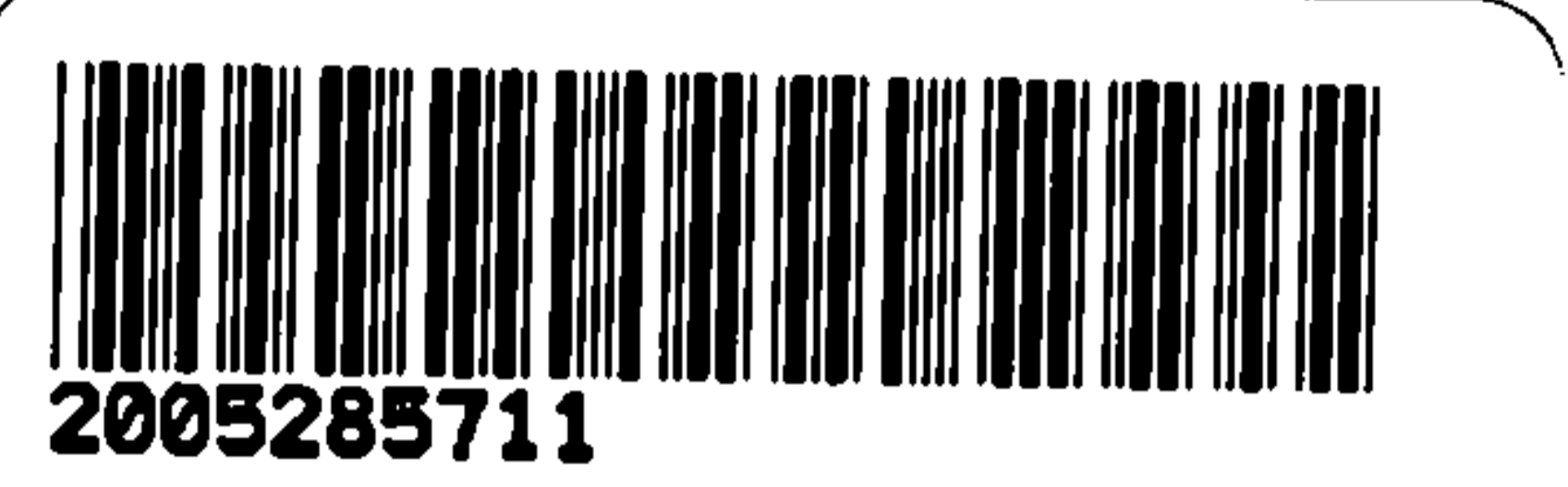


J. Harvey

PREPARED WITHOUT THE BENEFIT
OF A TITLE EXAMINATION BY:
Harvey Vengroff
5135 Riverwood Ave
Sarasota, FL 34231.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005285711 2 PGS
2005 DEC 30 03:02 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#730677
Doc Stamp-Deed: 0.70

Parcel ID Number: 2026-06-0040



WARRANTY DEED

THIS WARRANTY DEED made this 11th day of October, 2005, by Harvey Vengroff and Carol L. Vengroff, husband and wife, whose post office address is 5135 Riverwood Ave, Sarasota, FL 34231 hereinafter called the Grantor, to IYF, LLC, whose post office address is 2211 Fruitville Rd, Sarasota FL 34237, hereinafter called the Grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

Lot 14, Block Y, PLAT OF SARASOTA, according to the map or plat thereof as recorded in Plat Book A, Page 29 of the Public Records of Sarasota County, Florida.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Vengroff & Williams and Vengroff and Williams, a Florida General Partnership are one and the same entity.

SUBJECT TO taxes for the current and subsequent years.
SUBJECT TO valid easements, restrictions, reservations and mortgages of record.

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

TO HAVE and to HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of

- continued -

Warranty Deed - page 2

Parcel ID Number: 2026-06-0040

said land in fee simple; that the grantor has good right and lawful authority to sell and convey said

land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness:

David L. King
Signature

DAVID L KING
Print Name

Harvey Vengroff
Signature

Carol L. Vengroff
Print Name

Witness:

Kathryn A. Weibel
Signature

Kathryn A. Weibel
Print Name:

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me on October 11, 2005 by Harvey Vengroff and Carol L. Vengroff, husband and wife, personally known to me or who has produced a driver's license as identification.

Kathryn A. Weibel
(Type, print or stamp name)

I am a Notary Public of the State of Florida,
My commission expires on _____.

