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This instrument prepared by:
John W. West III, Esq.
KIRK PINKERTON
Attorneys at Law
Post Office Box 3798
Sarasota, FL 34230
WITHOUT TITLE EXAMINATION
Property ID#0063-14-0002

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006001918 3 PGS
2006 JAN 04 06:35 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
ARINGHOL Receipt#732052

Doc Stamp-Deed: 670.60



WARRANTY DEED

THIS WARRANTY DEED made by WALTER G. MILLS, whose post office address is 3301 Whitfield Avenue, Sarasota, FL 34243, herein called Grantor, to THE WALTER G. MILLS FAMILY PARTNERSHIP, L.L.L.P., a Florida limited liability limited partnership, whose post office address is 3301 Whitfield Avenue, Sarasota, FL 34243, herein called Grantee:

(The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

WITNESSETH:

That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee all of Grantor's interest in and to the following described real property in Sarasota County, Florida:

(PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

SUBJECT TO restrictions, reservations, easements of record, if any, governmental regulations, and taxes for the current and subsequent years.

ALSO SUBJECT TO Mortgage to Century Bank, F.S.B., dated July 31, 1996, and recorded July 31, 1996, in Official Records Book 2879, Page 111, as assigned to The Huntington National Bank by Assignment of Note, Mortgage, and Other Loan Documents recorded February 9, 1999 in Official Records Instrument Number 1999018491; as modified by Mortgage Modification and Extension Agreement, recorded February 9, 1999, in Official Records Instrument Number 1999018492, Public Records of Sarasota County, Florida

Grantor hereby warrants and represents that the subject property does not constitute the homestead property of the Grantor nor any member of Grantor's family, nor does any contiguous property constitute the homestead property of the Grantor, nor any member of Grantor's family on the date of this conveyance.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the said property in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

IN WITNESS WHEREOF, Grantor signed and sealed this Deed on December 22, 2005.

Signed, sealed and delivered in the presence of:

Marilee Hays
Print name of witness:
MARILEE HAYS

Walter G. Mills (SEAL)
WALTER G. MILLS

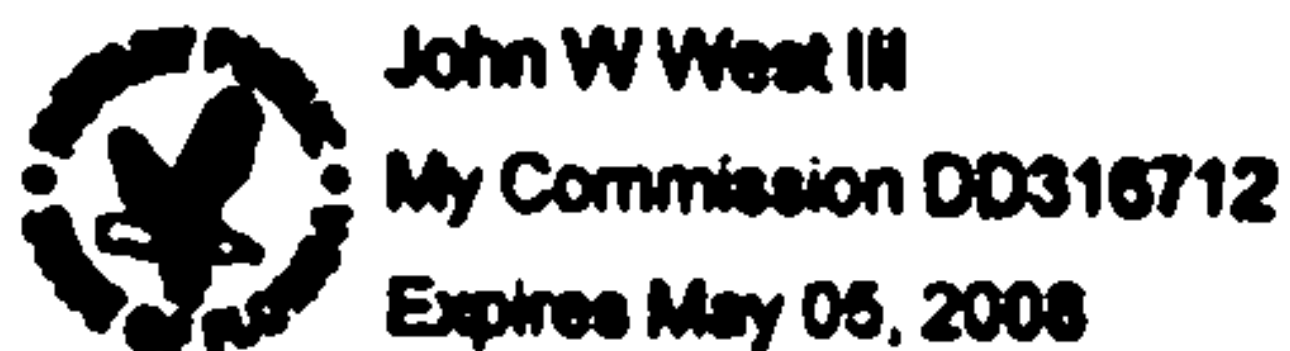
Mary Ann Fingerle
Print name of witness:
MARY ANN FINGERLE

both as to Grantor

STATE OF FLORIDA
COUNTY OF sarasota

The foregoing instrument was acknowledged before me this 22nd day of December, 2005, by WALTER G. MILLS, who is personally known to me or who () produced _____ as identification and who did not take an oath.

(NOTARIAL SEAL)



John W. West III
*(Print Name of Notary Public)
Notary Public-State of Florida
My commission expires _____
Commission Number _____

Lot 1225A, 1226A, 1227A and 1228A, Replat of parts of Units 10 and 11, SARASOTA SPRINGS, as per Plat thereof recorded in Plat Book 10, Pages 88 and 88A, of the Public Records of Sarasota County, Florida.

LESS the Northerly five feet (5') and the Easterly five feet (5') of the above described parcel of land; and

LESS all that part of said parcel lying South of a line fifty feet (50') North of and parallel with the South line of Township 36 South, Sarasota County, Florida, less any existing Bee Ridge Road Right-of-Way; and

LESS a parcel of land twenty feet (20') wide by twenty feet (20') long located in the Northwesterly corner of the above described parcel of land.

EXHIBIT "A"