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INSTRUMENT # 2006011687 1 PG

2006 JAN 19 11:48 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

FMILLER Receipt#738100

Doc Stamp-Deed: 16,100.00

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INSTRUMENT # 2006011687 1 PG

2006 JAN 19 11:48 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

FMILLER Receipt#738100

Doc Stamp-Mort: 7,245.00

Intang. Tax: 4,140.00

Prepared by and return to:

Bender, Bender & Chandler, P.A.

1834 Main Street

Sarasota, FL 34234

941-951-1503

File Number: JORU 2005 Refi

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of January, 2006 between JORU, Inc., a Florida corporation whose post office address is 6240 S. Tamiami Trail, Sarasota, FL 34231, grantor, and David W. Berger whose post office address is 1009 Tallevast Road, Sarasota, FL 34243, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

PARCEL A: Lot 1, Block 2, PINE SHORES ESTATES, as per plat thereof recorded in Plat Book 5, Page 20, of the Public Records of Sarasota County, Florida; and

PARCEL B: Lot 2, Block 2, Replat of PINE SHORES ESTATES as per plat thereof recorded in Plat Book 5, Page 57, of the Public Records of Sarasota County; and

PARCEL C: Beginning at a point on the West line of Tamiami Trail 1387 feet North of the North line of Stickney Point Road; thence Westerly 90 degrees, 150 feet; thence Northerly 90 degrees, 200 feet; thence Easterly 90 degrees, 150 feet to the said West line of said Tamiami Trail; thence Southerly 200 feet to the point of beginning. Lying and situated in Section 17, Township 37 South, Range 18 East, in Sarasota County, State of Florida.

LESS lands for state highway purposes deeded to the State of Florida Road Department on Quit Claim Deed recorded in Official Records Book 138, Page 337, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0103-14-0040

Except for conditions, restrictions, reservations and easements 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 said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully 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, 2005.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lynn A. Ambreal
Witness

JORU, Inc.

By Joseph A. Bolognese
Joseph A. Bolognese, President

By Rita Oranga
Rita Oranga, Secretary

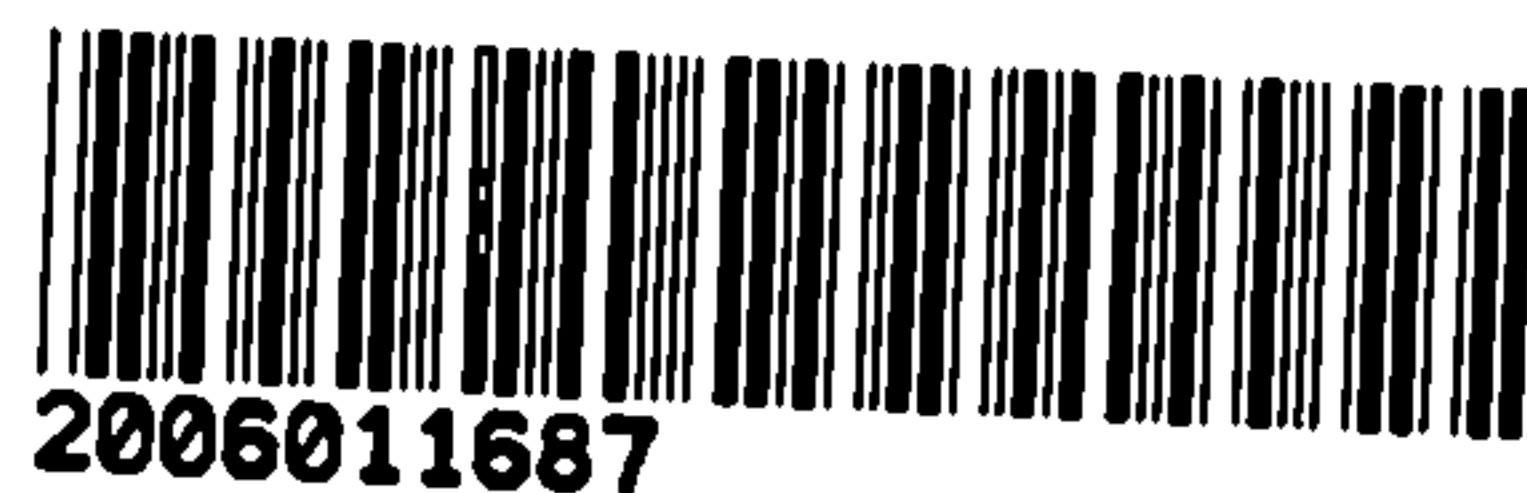
Print Name Lynn A. Ambreal

Mary Ann Bassignani
Witness

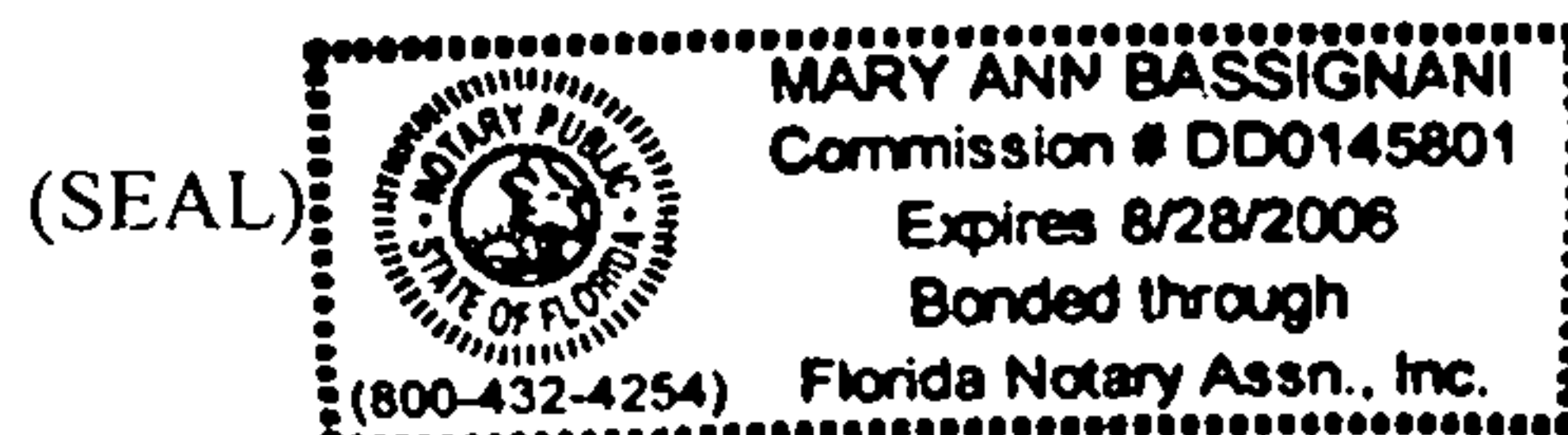
Print Name: Mary Ann Bassignani

Rita Oranga

STATE OF FLORIDA
COUNTY OF SARASOTA:



Personally appeared before me this 18th day of January, 2006, JOSEPH A. BOLOGNESE and RITA ORANGAIS, as duly authorized representatives of JORU, INC. and who acknowledged this instrument and who are personally known to me or produced _____ as identification.



Notary Public