

2pg

Return to (via enclosed envelope)  
NORTH AMERICAN TITLE COMPANY  
✓ 551 N. Cattlemen Road, Suite 100  
Sarasota, FL 34232

This Instrument Prepared  
under the supervision of:  
Ambarina A. Perez, Esq.  
NORTH AMERICAN TITLE COMPANY  
700 NW 107 Avenue, Suite 240  
Miami, Florida 33172

Property Appraiser's Folio No.:  
0243-01-0006

FL13050181

\$18,500.10  
\$355

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2006016677 2 PGS

2006 JAN 26 12:30 PM

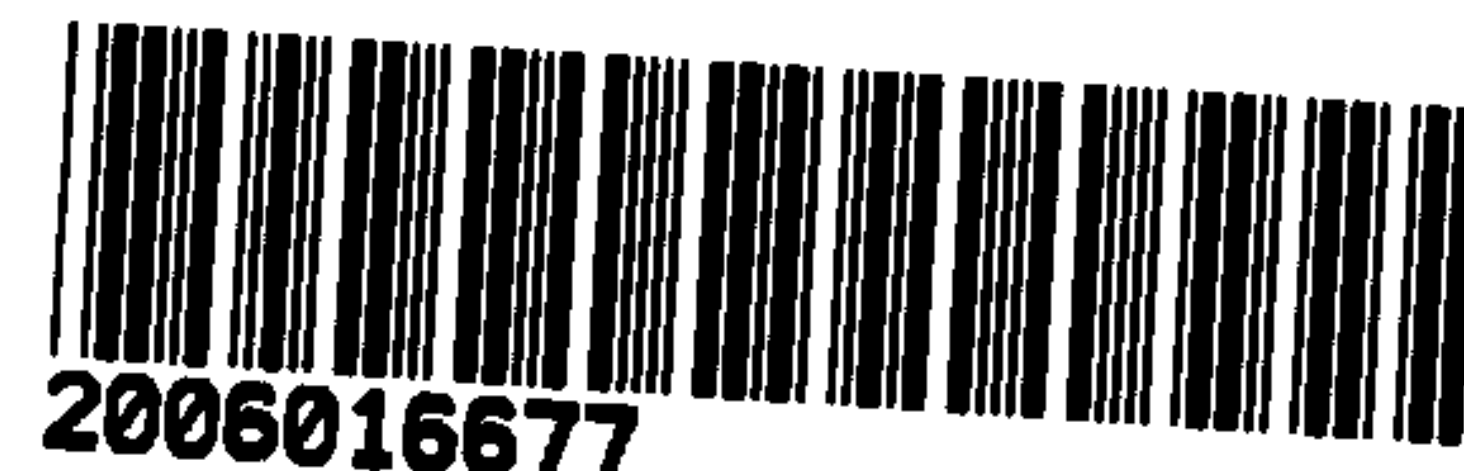
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

DCATHEY Receipt#741176

Doc Stamp-Deed: 3,558.10



### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this 20th day of January, 2006  
by and between LENNAR HOMES, INC., A Florida corporation ("Grantor") having a mailing address  
of 551 N. Cattlemen Road, Suite 300, Sarasota, FL 34232 and  
Robb J. Wolf and Jennifer L. Wolf, husband and wife  
whose mailing address is 2500 Farms Court Sarasota, FL 34240 ("Grantee").

#### WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good  
and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant,  
bargain and sell unto Grantee, and Grantee's heirs, successors and assigns forever, all the right, title,  
interest, claim and demand that Grantor has in and to the following described real property (the  
"Property") located and situate in the County of Sarasota, State of Florida, to wit:

Lot , BARTON FARMS, UNIT 4A, according to the plat thereof, as recorded in Plat  
Book 44, page 42, of the Public Records of Sarasota County, Florida.

The Property is conveyed subject to the following:

1. Conditions, restrictions, limitations, reservations, easements and other matters of record affecting the Property, if any; but this provision shall not operate to reimpose the same.
2. Special Taxing District rights, obligations and any other matters, including, but not limited to assessments, charges or taxes, if any.
3. Applicable zoning, land use and subdivision ordinances, restrictions and/or agreements.
4. Real Estate, ad valorem and non ad valorem taxes and/or assessments, for this and subsequent years not yet due and payable.
5. Validly existing rights of adjoining owners in any walls and fences situated on a common boundary, if any.
6. Restrictions, covenants, conditions and easements which may include provisions for a private charge or assessment as contained in any Declaration(s) of record affecting the Property, including but not limited to, Master Declarations(s), Neighborhood Declaration(s) and Club Declaration(s), and any and all amendments and modifications thereto.
7. The provisions of that certain Master Deed Restrictions recorded in Official Records Book #2004079685, of the Public Records of Sarasota County, Florida, and any and all amendments and modifications thereto (the "Master Deed Restrictions"), including, without limitation, the rights of Grantor to inspect the Property and/or perform tests on the Property.

TOGETHER, with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property.

Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

R.W.  
J.W.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its seal to be affixed the day and year first above written.

WITNESSES:

Michelle Ramon  
Print Name: MICHELLE RAMON  
Karen S. Ebert  
Print Name: KAREN S. EBERT

LENNAR HOMES, INC.,  
a Florida corporation  
By: Andrea Daniele  
Name: Controller  
Title:

(SEAL)

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) ss.:

The foregoing instrument was acknowledged before me this 20th day of January, 2006 by Andrea Daniele, Comptroller of LENNAR HOMES, INC., a Florida corporation, who is personally known to me, on behalf of the corporation.

My Commission Expires:

Michelle Ramon  
NOTARY PUBLIC, State of Florida at Large



MICHELLE RAMON  
Print Name