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2006 FEB 02 04:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

FMILLER Receipt#744330

Doc Stamp-Deed: 11,865.00

RETURN TO: THIS INSTRUMENT PREPARED BY:

Clifford M. King, Attorney
SABA & KING, LLP
2033 Main Street, Suite 303
Sarasota, FL 34237



2006021883

Parcel ID Number: 0408-14-0012 & 0408-14-0003

Warranty Deed

This Indenture, Made this 31st day of January, 2006 A.D., Between
BOO INVESTMENTS, LLC, a Florida limited liability company

of the County of SARASOTA, State of Florida, grantor, and
ISLAND BREEZE OF VENICE, INC., a Florida corporation

whose address is: 2100 Constitution Boulevard, Sarasota, FL 34231

of the County of Sarasota, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Sarasota State of Florida to wit:

Lots 9, 10 and 11 and the East 50 feet of Lots 14, 15 and 16, Block 86,
VENEZIA PARK SECTION OF VENICE, as per Plat thereof recorded in Plat Book
2, Page 168, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if any, and
taxes for the year 2006 and subsequent years.

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

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

Signed, sealed and delivered in our presence:

Printed Name: Michael Edwards
Witness

BOO INVESTMENTS, LLC, a Florida
limited liability company

By: (Seal)

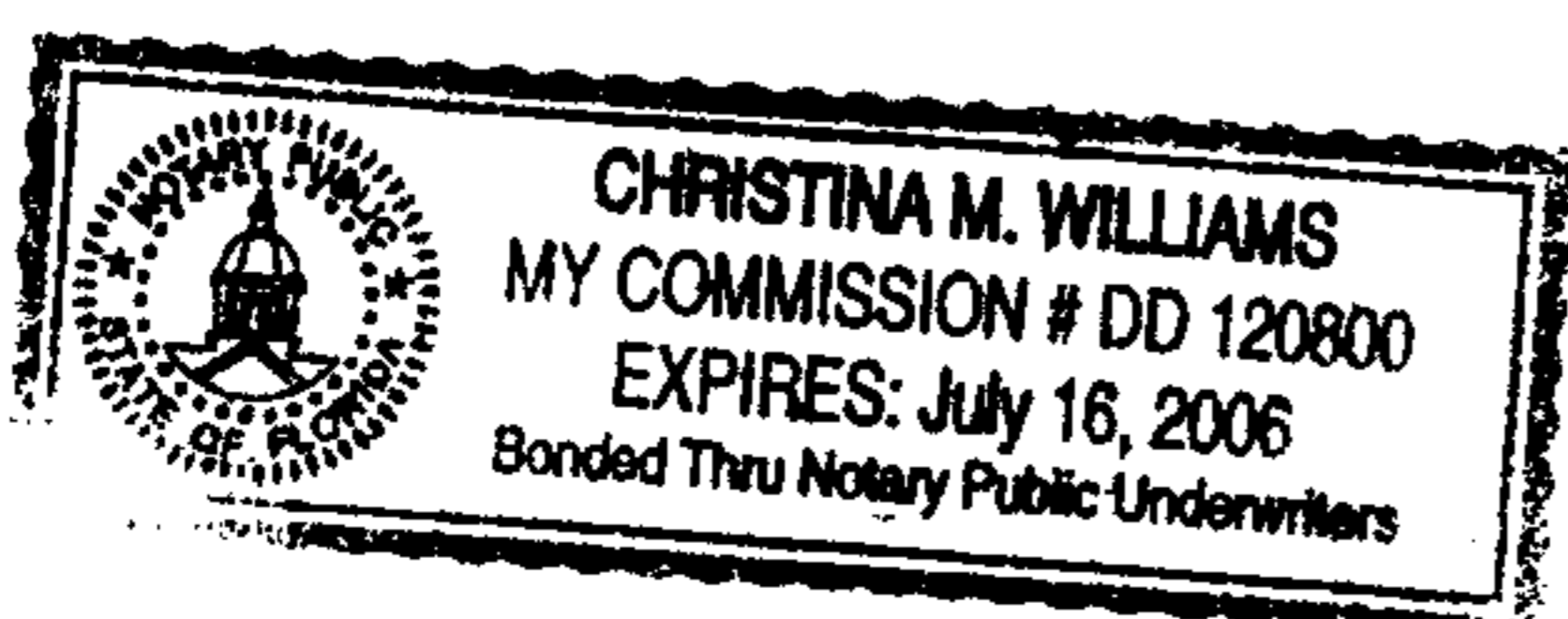
Peter M. Richard
Managing Member

P.O. Address: 225 W. Miami Avenue, #7, Venice, FL 34285

Printed Name: Christina M. Williams
Witness

STATE OF Florida
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 1st day of February, 2006 by
Peter M. Richard, Managing Member of BOO INVESTMENTS, LLC, a Florida limited
liability company, on behalf of said company. He is personally known to me
or has produced Florida Driver's License as identification.



Printed Name: Christina M. Williams
Notary Public

My Commission Expires: 7.16.06