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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
GBURCH Receipt#746354

This instrument prepared by:

✓ Seth S. Sheitelman, Esq.
Greenberg Traurig, P.A.
1221 Brickell Avenue
✍ Miami, FL 33131

Doc Stamp-Deed: 13,300.00

Property ID #: 0407-01-0001, 0407-02-0002, 0407-02-0003



WARRANTY DEED

THIS WARRANTY DEED is made this 6th day of January, 2006 by and between **JOHN MARY ENTERPRISES, LTD.**, a Florida limited partnership (hereinafter referred to as the "Grantor"), c/o John Greco, whose mailing address is P.O. Box 17072, Tampa, Florida 33682, and **EQUITY ONE, INC.**, a Maryland corporation (hereinafter referred to as the "Grantee") whose mailing address is 1696 N.E. Miami Gardens Drive, North Miami Beach, Florida 33179. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, that certain parcel of land situate and being in Sarasota County, Florida (the "Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

THIS CONVEYANCE is subject to taxes and assessments for the year 2006 and subsequent years; and zoning and governmental ordinances.



TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on the date aforesaid.

Signed, sealed, and delivered
in the presence of

JOHN-MARY ENTERPRISES, LTD., a Florida
limited partnership


Print Name: Jeffrey C. Shannon

Print Name: Michelle Adkins

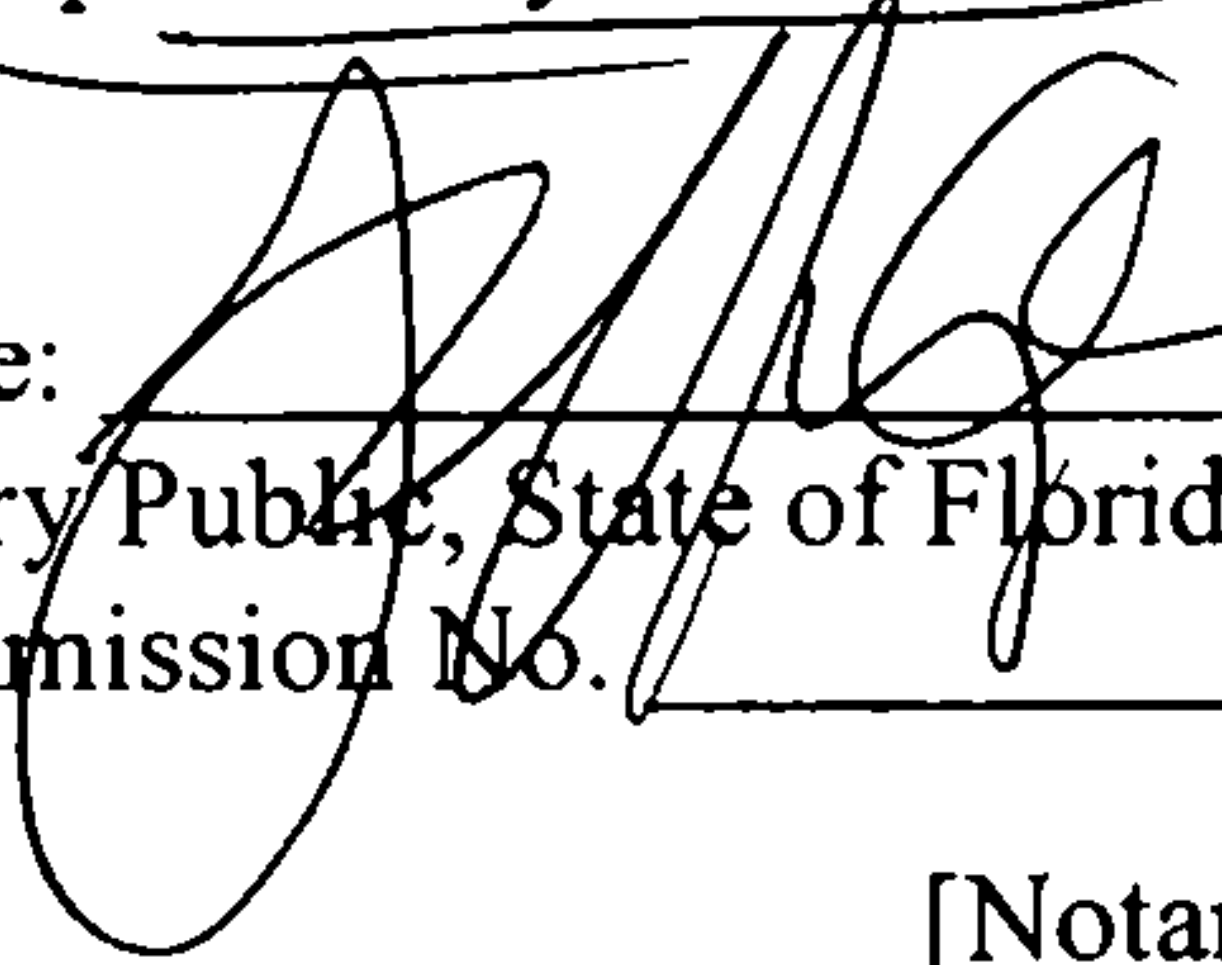
By: 
Name: John Greco

[CORPORATE SEAL]

STATE OF FLORIDA)
) ss:
COUNTY OF HILLSBOROUGH)

February The foregoing instrument was sworn to and acknowledged before me this 6th day of January, 2006 by John Greco as General Partner of John-Mary Enterprises, Ltd., a Florida limited partnership on behalf of the partnership. He is personally known to me or produced _____ as identification.

My commission expires:

Name: 
Notary Public, State of Florida
Commission No. _____

[Notarial Seal]


NOTARY PUBLIC-STATE OF FLORIDA
 Jeffrey C. Shannon
Commission # DD444818
Expires: AUG. 08, 2009
Bonded Thru Atlantic Bonding Co., Inc.

EXHIBIT "A"

A twenty-five percent (25%) fee interest in the following described property:

Begin at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 39 South, Range 19 East; thence North 89°38'58" West, 698.28 feet along the North Line of said Section 7; thence South 23°66'00" West, 146.33 feet to the Northeasterly right of way line of U.S. No. 41 By-Pass (S.R. No. 45A); thence South 66°04'00" East, along said Northeasterly right of way line, 1108.49 feet to the P.C. of a curve to the right having a radius of 1989.86 feet and a central angle of 9°51'06"; thence continue Southeasterly, 342.15 feet along the arc of said curve; thence North 46°40'57" East, 111.62 feet to the South line of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7; thence South 89°46'43" East, 667.25 feet along said South line to the Westerly right of way line of Venice By-Way; thence North 00°55'43" West, 40.01 feet along said Westerly right of way line; thence North 89°46'43" West, 624.35 feet; thence North 37°22'24" East, 445.36 feet; thence North 52°57'36" West, 445.00 feet to the North line of said Section 7; thence North 89°38'56" West, 595.00 feet along said Section line to the Point of Beginning. All lying and being in Section 7, Township 39 South, Range 19 East, Sarasota County, Florida.