

105504
RETURN TO:

35.50

First American Title Ins. Co.
25400 US 19 N, Suite 135
Clearwater, FL 33763

JS/DH/JT

22,050.00

Prepared by and Return to:
Ann Baker, an employee of
The Talon Group A Division of First American Title Insurance Co.
5295 South Commerce Drive, Ste. 250
Murray City, Utah 84107
(801)290-1110

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006026331 4 PGS
2006 FEB 09 04:37 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#747174

Doc Stamp-Deed: 22,050.00

Tax ID # 0074030007

SPECIAL WARRANTY DEED



State of Florida

County of Sarasota

THIS SPECIAL WARRANTY DEED is made on February 2, 2006, between

**ARC PINE RIDGE LLC, a Delaware limited liability company, successor by change of name of
Hometown Pine Ridge, L.L.C., a Delaware limited liability company**

having a business address at: 2320 Bee Ridge Road, Sarasota, FL
("Grantor"). and

Berlin Properties LLC, a Florida limited liability company

having a mailing address of: 1819 Main Street, Suite 207, Sarasota, Florida 34236
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS
(\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged,
has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's
successors and assigns forever, following described land, situate, lying and being in the County of
Sarasota, State of Florida, to-wit:
See "Exhibit A" attached hereto and made a part hereof

Tax Parcel Identification Number: **0074030007**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and
to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental
authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.

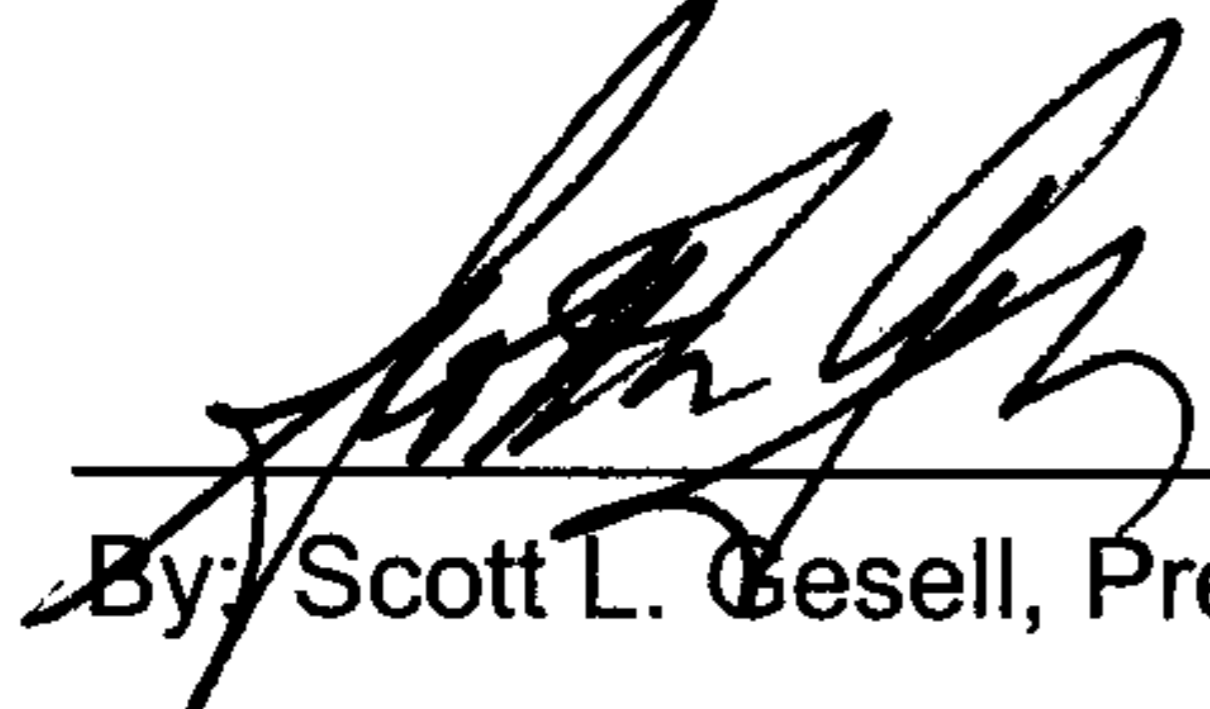
TO HAVE AND TO HOLD the same in fee simple forever.

4pgs. 35.50 Doc/22,050.00

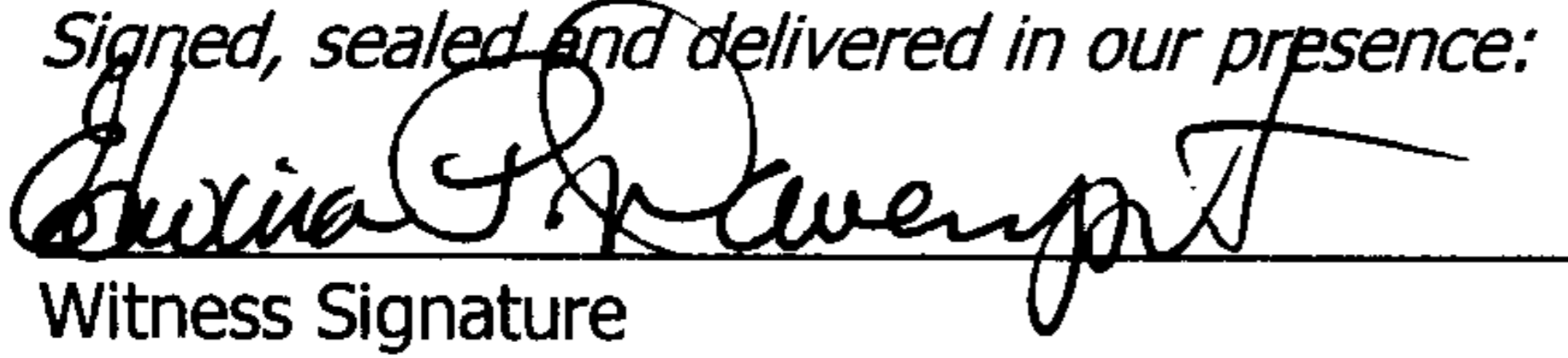
AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2005**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

ARC PINE RIDGE LLC, a Delaware limited liability company


By: Scott L. Gesell, President/Manager

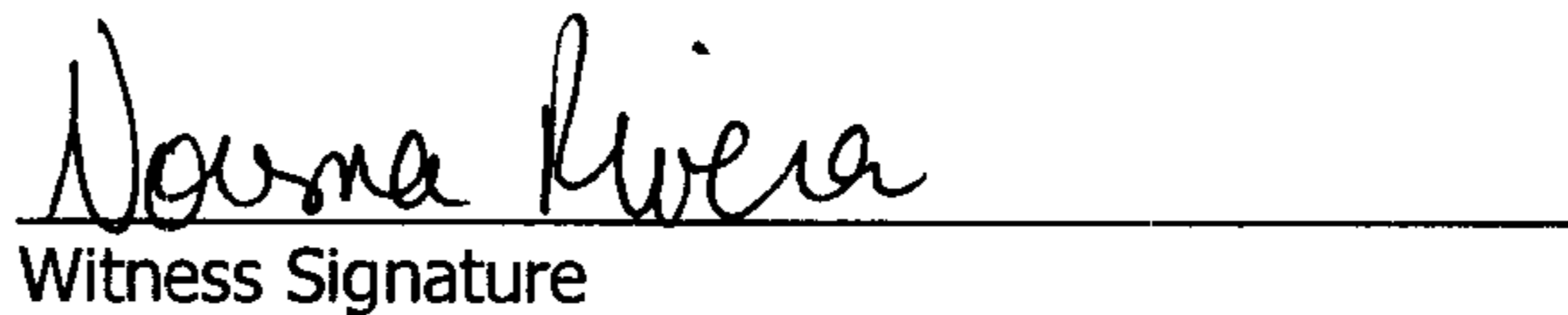
Signed, sealed and delivered in our presence:


Witness Signature

Print Name: EDWINA P. DAVENTPORT

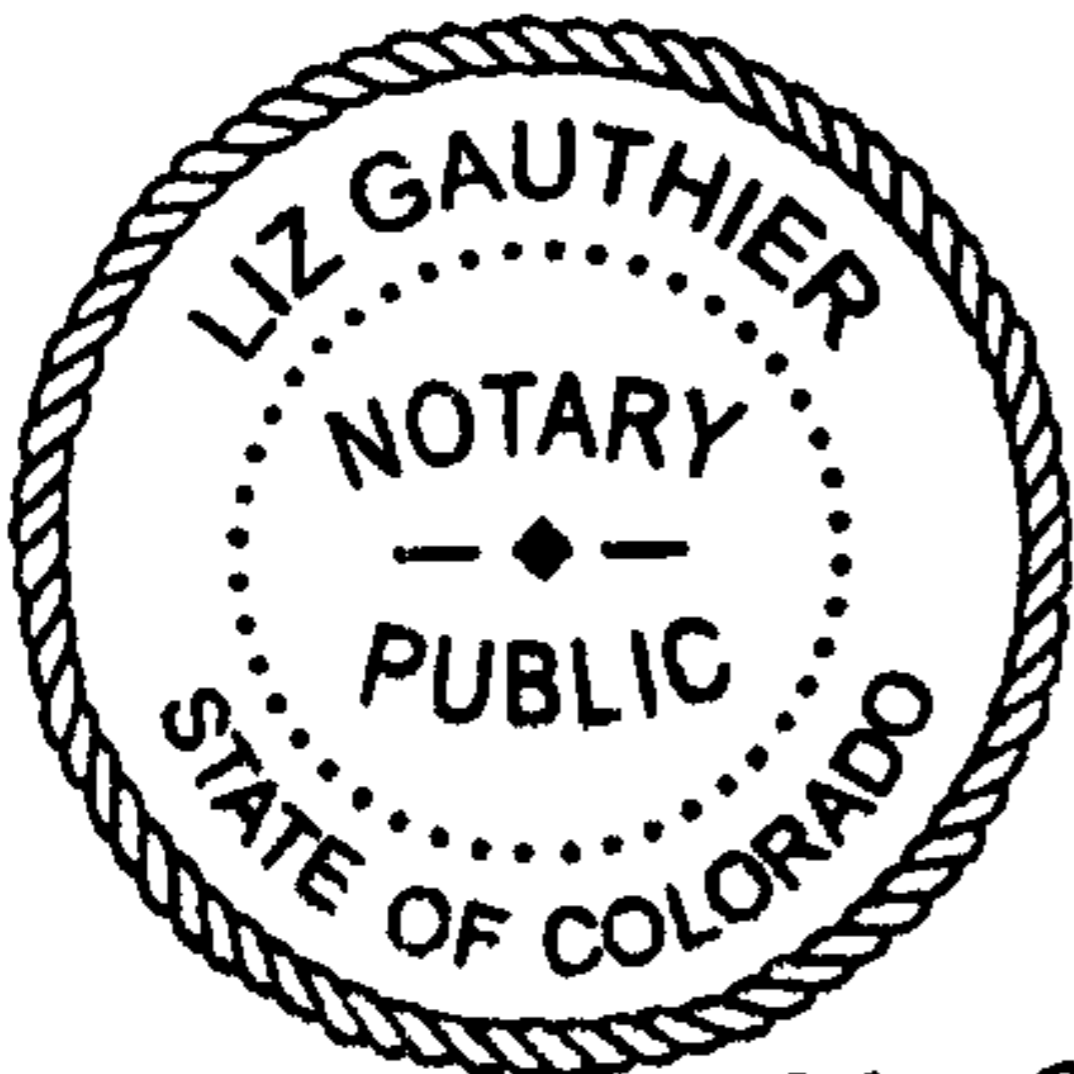
State of COLORADO

County of DENVER

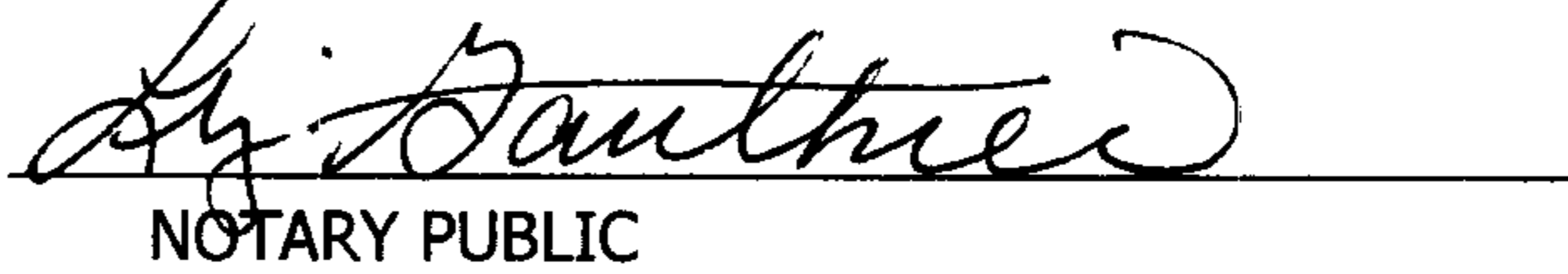

Witness Signature

Print Name: Norma Rivera

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on February, 2006 by **Scott L. Gesell, as President/Manager, on behalf of ARC PINE RIDGE LLC, a Delaware limited liability company**, existing under the laws of the State of _____, who is/are personally known to me or who has/have produced a valid drivers license as identification.



My commission expires 8-8-09


NOTARY PUBLIC

Liz Gauthier
Printed Name of Notary

My Commission Expires: August 8, 2009

EXHIBIT 'A'

File No.: **NCS-105504-373 (ab)**
Property: **2320 Bee Ridge Road, Sarasota, FL**

PARCEL I:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 37 South, Range 18 East; thence South 00 deg. 03'29" West, along the Easterly boundary of said Northeast 1/4 of the Northwest 1/4, Section 5, a distance of 30 feet to a point; thence South 89 deg. 52'29" West and parallel to the Northerly boundary of said Section 5, a distance of 227.75 feet; thence South 0 deg. 03'29" West and parallel to the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 177.73 feet; thence South 82 deg. 56'52" East, 78.4 feet; thence South 0 deg. 03'29" West and parallel to the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 87.47 feet for the Point of Beginning; thence continue South 0 deg. 03'29" West a distance of 468.63 feet to the Northeast corner of Lot 5, Block "E", Subdivision of "Pine Ridge" as per plat thereof recorded in Plat Book 9, Page 6, Sarasota County Records; thence North 88 deg. 22'31" West along Northerly boundary of Blocks "D" and "C" of said subdivision, a distance of 1145.19 feet to the Northwest corner of said Block "C"; thence North 00 deg. 13'25" East and parallel to the center line of School Avenue (School Lane), a distance of 66.6 feet to a point; thence North 02 deg. 40'05" West, a distance of 198.25 feet to a point 25 feet East of center of School Avenue; thence North 89 deg. 52'29" East and parallel to the Northerly boundary of said Section 5, a distance of 441.7 feet to a point; thence North 00 deg. 13'25" East and parallel to said School Avenue a distance of 199.70 feet to a point; thence North 89 deg. 52'29" East and parallel to Northerly boundary of said Section 5, a distance of 380.00 feet; thence South 00 deg. 07'31" East, 30.00 feet; thence North 89 deg. 52'29" East and parallel to the Northerly boundary of said Section 6, a distance of 331.93 feet to the Point of Beginning.

ALSO Lots 1 and 2, Block "C", Pine Ridge Subdivision, as per plat thereof recorded in Plat Book 9, Page 6 of the Public Records of Sarasota County, Florida; being and lying in Section 5, Township 37 South, Range 18 East, Sarasota County, Florida.

PARCEL II:

The Non-Exclusive Easement as defined in Grant of Easement No. 1, recorded September 14, 1984 in O.R. Book 1714, Page 1097 and amended on December 19, 1985 in O.R. Book 1824, Page 870 and further amended and relocated on February 12, 1988 in O.R. Book 1835, Page 1953 and described as:

A 50 foot easement for ingress and egress over the East 50.00 feet of the West 70.00 feet of the following described parcel:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 37 South, Range 18 East; thence South 00 deg. 03'29" West, along the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 30 feet to a point; thence South 89 deg. 52'29" West and parallel to the Northerly boundary of said Section 5, a distance of 227.75 feet; thence South 00 deg. 03'29" West and parallel to the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 15.00 feet for the Point of Beginning; thence continue South 00 deg. 03'29" West, 162.73 feet; thence South 82 deg. 56'52" East 78.4 feet; thence South 00 deg. 03'29" West and parallel to the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 87.47 feet; thence South 89 deg. 52'29" West and parallel to the Northerly boundary of said Section 5, a distance of 331.93 feet; thence North 00 deg. 07'31" West 30.00 feet; thence South 89 deg. 52'29" West and parallel to the Northerly boundary of said Section 5, a distance of 380.00 feet; thence North 00 deg. 13'25" East and parallel to School Avenue, a distance of 230.00 feet; thence North 89 deg. 52'29" East and parallel to the Northerly boundary of said Section 5, a distance of 633.54 feet to the Point of Beginning. Being and lying in Section 5, Township 37 South, Range 18 East, Sarasota County, Florida.

LESS right of way for Bee Ridge Road taken by Sarasota County by Final Judgment, recorded December 12, 1985 in O.R. Book 1822, Page 469, Public Records of Sarasota County, Florida.

PARCEL III:

**The Non-Exclusive Easements as defined in Sign Easement, recorded August 29, 1988 in O.R. Book 2057, Page 2537, Public Records of Sarasota County, Florida.
A.P.N. 0074030007**