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INSTRUMENT # 2006059918 3 PGS

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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

FMILLER Receipt#767800

Doc Stamp-Deed: 13,510.00

DOC TAX \$ 13,510.00
RECORD \$ 27.00

Prepared by and return to:
William G. Schlotthauer, Esq.
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800



2006059918

WARRANTY DEED

This Indenture, made this 30th day of March 2006, by and between **PINEAPPLE BNK INVESTORS, DBT**, a Delaware business trust, hereinafter referred to as Grantor, whose post office address is c/o 1100 Metroplex Associates, LLC, 1407 48th Street, Brooklyn, NY 11219, and **TRITON/RBS PALM AVENUE RETAIL, LLC**, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 821 North Main Street, Rochester, MI 48307.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

All that property described in Exhibit "A" attached hereto

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

In Witness Whereof, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

WITNESSES:

Lyudmila Kozachenko
Signature of Witness

Lyudmila KOZACHENKO
Print Name of Witness

Agnes Miercz
Signature of Witness

Agnes Miercz
Print Name of Witness

PINEAPPLE BNK INVESTORS, DBT, a Delaware business trust

By: Isaac Stern
Isaac Stern, Administrative Trustee

(Corporate Seal)

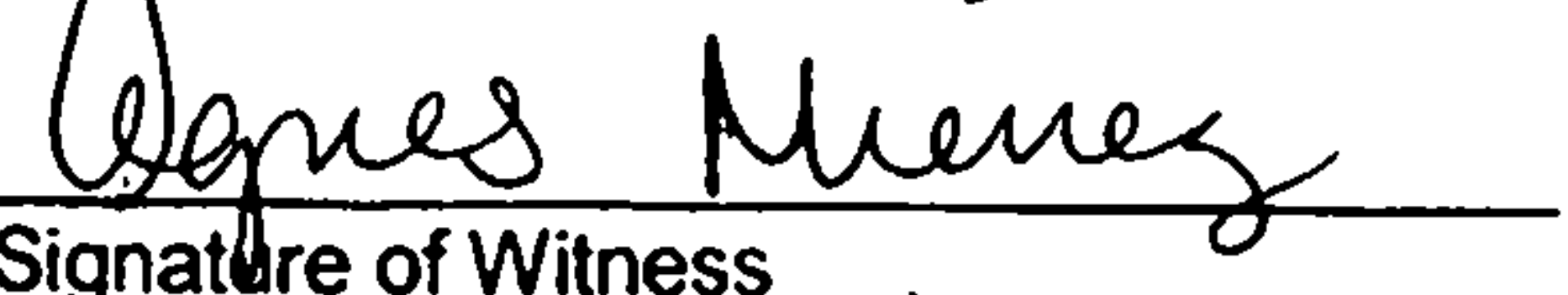
BENEFICIAL OWNER:
1100 METROPLEX ASSOCIATES, LLC, a New Jersey
limited liability company

By: 
Isaac Stern, Member

(Corporate Seal)


Signature of Witness

Lyudmila Kozachenko
Print Name of Witness


Signature of Witness

Agnes Miercz
Print Name of Witness

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this 28 day of March 2006 by Isaac Stern, as Administrative Trustee of PINEAPPLE BNK INVESTORS, DBT, a Delaware business trust. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)


Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____
and my commission expires on _____
BERNARD A. SHAFRAN
Notary Public, State of New York
No. 41-4065261
Qualified in Queens County
Commission Expires Oct. 31, 2006

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this 28 day of March 2006 by Isaac Stern, as Member of 1100 METROPLEX ASSOCIATES, LLC, a New Jersey limited liability company. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)


Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of _____
and my commission expires on _____
BERNARD A. SHAFRAN
Notary Public, State of New York
No. 41-4065261
Qualified in Queens County
Commission Expires Oct. 31, 2006

Exhibit "A"

A parcel of land being bounded on the Northeast by the Southwesterly Right-of-Way line of Pineapple Avenue, on the Northwest by the Southeasterly Right-of-Way line of McAnsh Square and lying in Lots 1, 3, 5, 7, and 9 of Block "E" according to the Plat of GILLESPIE PLACE, a resubdivision of Blocks "C" & "D" of Plat of Sarasota, recorded in Plat Book 1, Page 11A, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

BEGIN at the Northeasterly corner of Lot 1 of said Block "E", Plat of GILLESPIE PLACE, said corner being the intersection of the Southwesterly Right-of-Way line of Pineapple Avenue with the Southeasterly Right-of-Way line of McAnsh Square; thence S.37°45'01"E. along the Southwesterly Right-of-Way line of Pineapple Avenue for 120.67 feet; thence S.61°30'00"W. for 157.16 feet; thence N.28°30'00"W. for 101.28 feet to an intersection with the Southeasterly Right-of-Way line of McAnsh Square; thence N.54°07'46"E. along the Southeasterly Right-of-Way line of McAnsh Square for 138.92 feet to the Point of Beginning. The above described parcel of land situate, lying, and being in the City of Sarasota, Sarasota County, Florida.