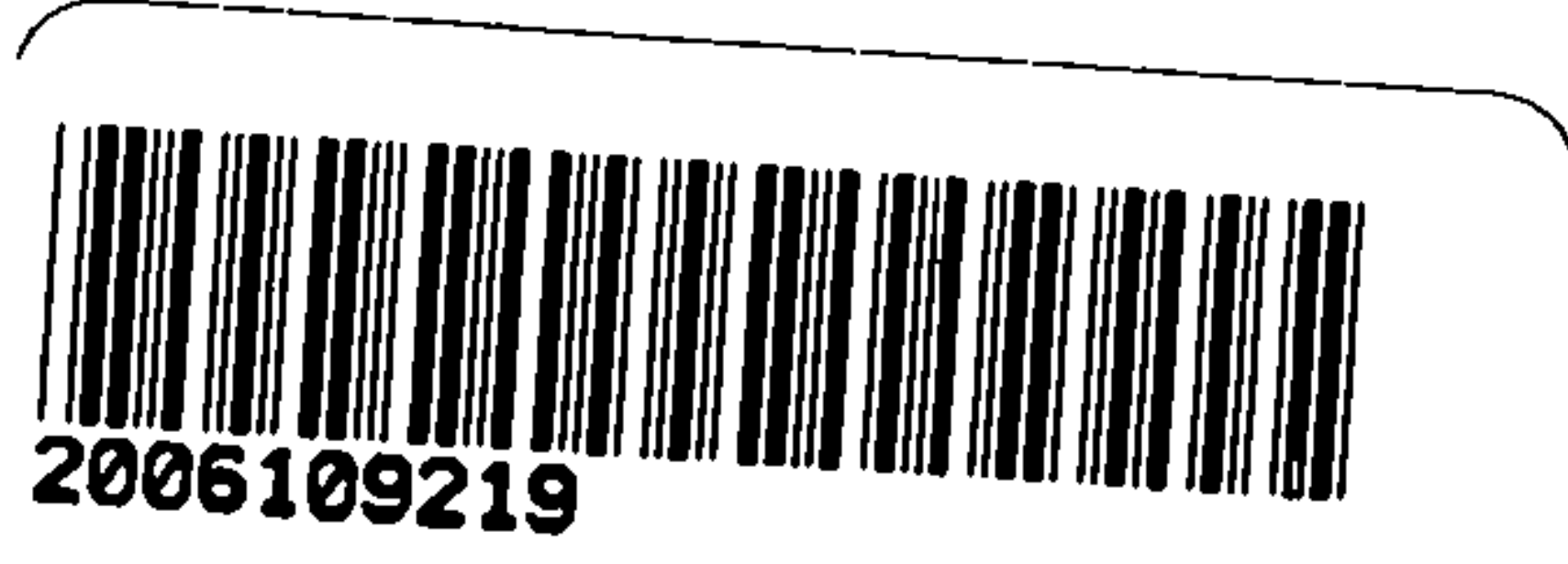


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Rec 827.00
Doc St 81465.10
P 1452.10

Prepared by:
Sue A. Jacobson, Esq.
Livingston, Patterson & Strickland, P.A.
Suite #1, 46 North Washington Boulevard
Sarasota, Florida 34236
941/365-0550



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006109219 3 PGS
2006 JUN 13 05:22 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#796229

Doc Stamp-Deed: 1,465.10

WARRANTY DEED

THIS INDENTURE, made this 3rd day of June, 2002, between Ehlers Enterprises, LLP, a Florida limited liability partnership, whose address is 1501 Cunliff Lane, Sarasota, Florida 34239, Grantor, and Charles F. Ison, Trustee of The Charles F. Ison Revocable Living Trust, whose address is 1501 Cunliff Lane, Sarasota, Florida 34239, Grantee.

(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND 00/100's (\$10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee forever, the following described land located in the County of Sarasota, State of Florida, to wit:

An undivided seven percent (7%) interest in and to the following described real property in Sarasota County, Florida:

Lots 1 through 19, Block A, Pine Grove Subdivision, as per plat thereof recorded in Plat Book 2 at Page 181 of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above described real property is 2037-08-0065.

Subject to valid easements, restrictions, and reservations of record, and real property taxes for the year 2002 and subsequent years.

And further subject to the following two mortgages, which the Grantee does not assume; but, rather, which the Grantor agrees to pay:

1. Mortgage to Northern Trust Bank of Florida, N.A., dated May 3, 2002 and recorded in the Public Records of Sarasota County, Florida on May 7, 2002, as Official Records Instrument #2002073904; and
2. Mortgage to Equity Exchange Services, Inc. and to Stanley Garry Tracht, Carter Brooks Tracht and Tinsley Leah Tracht,

dated May 3, 2002, and recorded in the Public Records of Sarasota County, Florida on May 7, 2002, as Instrument #2002073907.

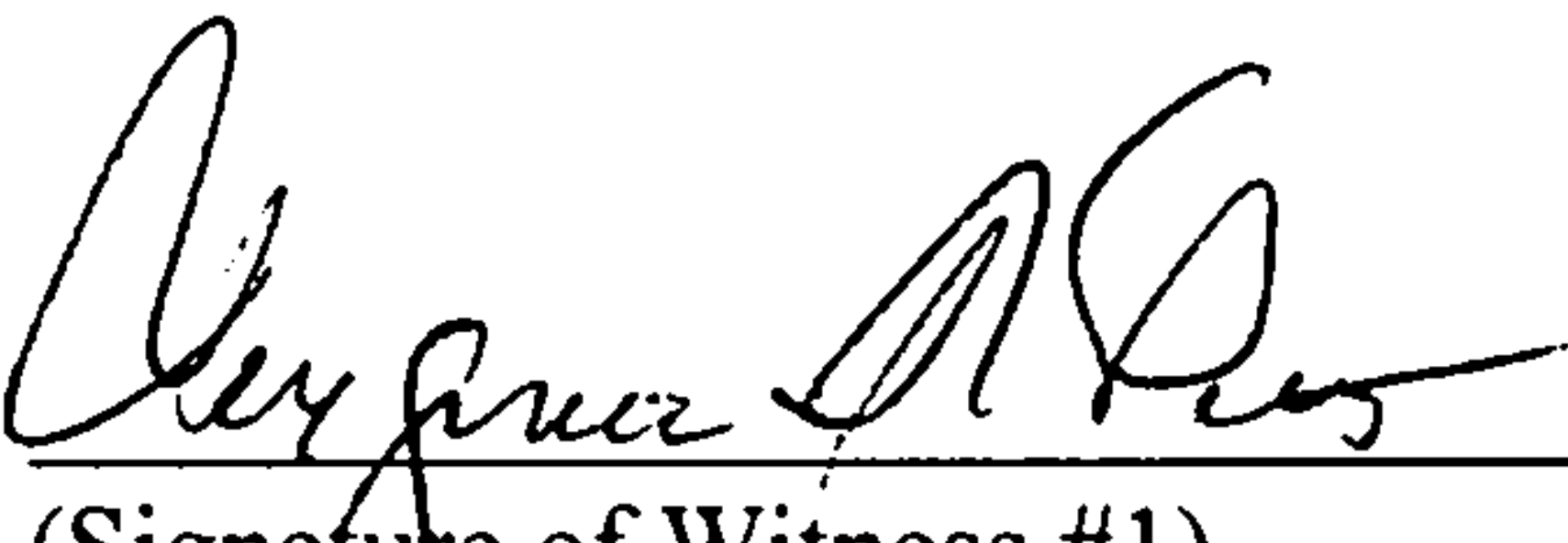
And, subject to the foregoing, said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantee shall have the full right and authority with respect to Grantee's interest in the real property conveyed herein under Section 689.071, Florida Statutes, including the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of such real property.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

WITNESSES:

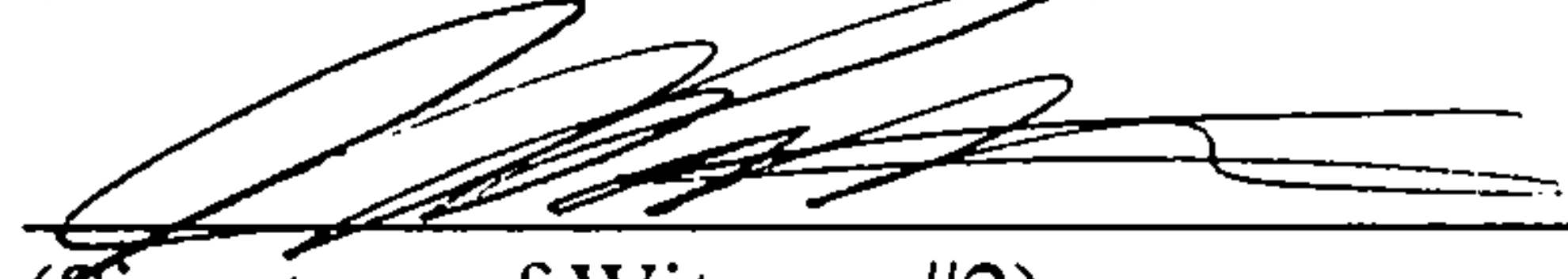
EHLERS ENTERPRISES, LLP



(Signature of Witness #1)

VIRGINIA T. PITTS


(Print Name of Witness #1)



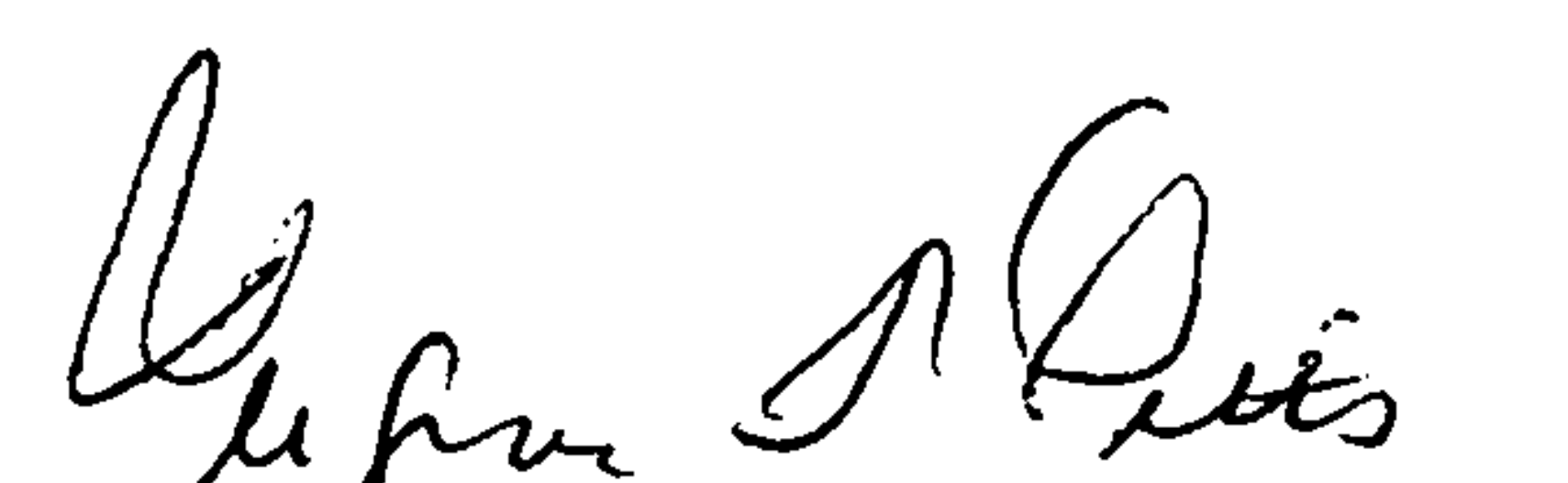
(Signature of Witness #2)

John Patterson

(Print Name of Witness #2)

By: 

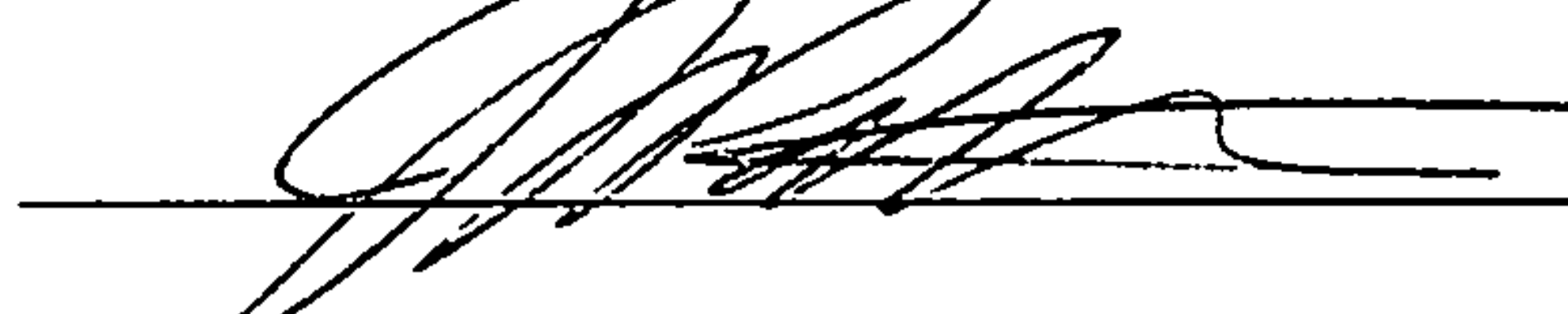
Richard W. Ehlers, Managing Partner



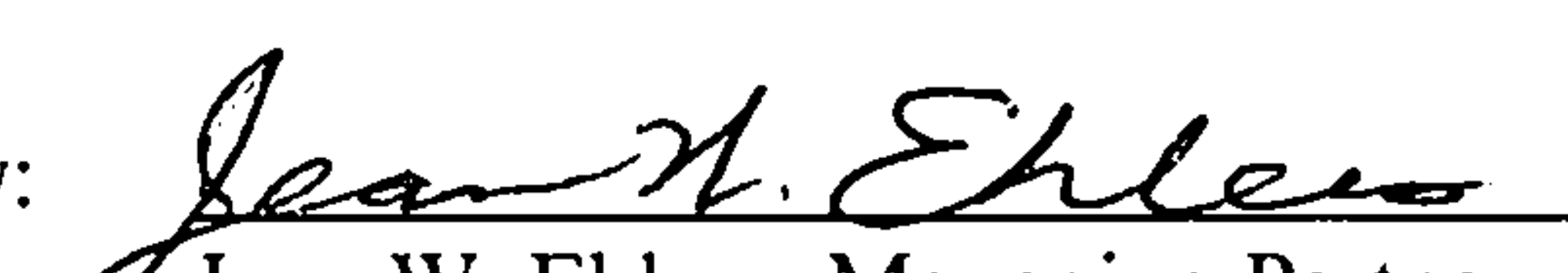
(Signature of Witness #1)

VIRGINIA T. PITTS

(Print Name of Witness #1)



(Signature of Witness #2)

By: 

Jean W. Ehlers, Managing Partner

(Signature of Witness #2)

John Patterson

(Print Name of Witness #2)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 3rd day of June, 2002, by Richard W. Ehlers and Jean W. Ehlers, Managing Partners of Ehlers Enterprises, LLP, on behalf of the limited liability partnership. They are personally known to me or have produced NA as identification.

John Patterson
Notary Public
Printed Name of Notary:

My Commission Expires:



John Patterson
MY COMMISSION # DD184348 EXPIRES:
February 21, 2007
BONDED THRU TROY FAIN INSURANCE, INC.