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KAREN E. RUSHING
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SARASOTA COUNTY, FLORIDA
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2006210616

WARRANTY DEED

THIS INDENTURE, made November 29, 2006, by and between SARASOTA COMMERCE PARK, LLC, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 12002 Miramar Parkway, Miramar, FL 33025, and ANTONIO P. PEREZ, hereinafter referred to as Grantee, whose post office address is 382 Sunnyside Drive, Venice, FL 34293.

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, its heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Unit 1, Building C, SCP 2 CONDOMINIUM, according to the Declaration of Condominium recorded in the Official Records as Instrument #2005246198, as amended, and as per plat thereof recorded in Condominium Book 38, Page 24, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, covenants, and easements of record; applicable governmental regulations; and taxes for the current year.

Subject to the terms, conditions, covenants, reservations, restrictions and easements provided in said Declaration of Condominium and exhibits recorded therewith.

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:

SARASOTA COMMERCE PARK, LLC,
a Florida limited liability company

By: DMH DEVELOPMENT, LLC, a Florida
limited liability company, Manager

By: David M. Howell
David M. Howell
As its Manager

[Signature]
Signature of Witness


ISHANNA NUNES
Print Name of Witness

[Signature]
Signature of Witness

Scott H. Medross
Print Name of Witness

STATE OF FLORIDA
COUNTY OF Broward

I HEREBY CERTIFY that on this 29th day of November, 2006 before me, an officer duly authorized to take acknowledgements in the state and county named above, personally appeared David M. Howell, as Manager of DMH DEVELOPMENT, LLC, a Florida limited liability company, Manager of SARASOTA COMMERCE PARK, LLC, a Florida limited liability company, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged that he executed the foregoing instrument for and on behalf of the company as such officer for the purposes therein expressed and that he was duly authorized by the company to do so.

NOTARY PUBLIC-STATE OF FLORIDA
 Donna Colosimo
Commission # DD552720
My Comm. Expires: 05/15/2010

[Signature]
Signature of Notary Public

DONNA COLOSIMO
Print Name of Notary Public

(Notary Seal)

I am a Notary Public of the State of Florida,
and my commission expires on 5/15/2010