

THIS DEED, made and executed the 22 day of DECEMBER, 2005, by IRWIN KALLMAN, having a principal place of business at 66 Field Point Road, Greenwich, CT 06830, hereinafter called the Grantor, to SOUTHEAST REALTY ASSOCIATES, LLC, whose post office address is 66 Field Point Road, Greenwich, CT 06830, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the Grantor, for no consideration, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land situate in Sarasota County, Florida, viz.:

COMMENCE at the point of intersection of the N. line of the SW quarter of SE quarter of Sect. 17, T-37-S, R-18-E with the NE'ly R/W line of Tamiami Trail (U.S. No. 41) thence S 89 degrees 43 minutes 10 seconds E along said N. line of SW quarter of SE quarter 400 feet; thence S 40 degrees 41 minutes 47 seconds E, 162.70 feet for a P.O.B.; thence continue S 40 degrees 40 minutes 41 seconds E, 351.88 feet; thence N 89 degrees 43 minutes 10 seconds W, 267.56 feet; thence S 50 degrees 11 minutes 14 seconds W, 100.00 feet to the aforesaid NE'ly R/W line of U.S. No. 41; thence NW'ly along said R/W line (being arc of a curve concave to the S.W., R-19454.78 feet) through a delta angle of 00 degrees 30 minutes 55 seconds for 175 feet; thence N 49 degrees 18 minutes 13 seconds E, 301.20 feet to the P.O.B., lying and being in Sect. 17, T-37-S, R-18-E, Sarasota County, Florida.

Less the following described land:



COMMENCE at the Point of Intersection of the N. line of the SW quarter of SE quarter of Sect. 17, Twp. 37 S., Rge. 18 E., with the NE'ly R/W line of Tamiami Trail (U.S. 41); thence S. 89 degrees 43 minutes 10 seconds E. along said N. line of SW quarter of SE quarter, 400 feet; thence S. 40 degrees 41 minutes 47 seconds E., 514.58 feet for a P.O.B.; thence N. 89 degrees 43 minutes 10 seconds W., 60.00 feet; thence N. 36 degrees 04 minutes 02 seconds E., 46.53 feet; thence S. 40 degrees 41 minutes 47 seconds E., 50.00 feet to the P.O.B.

Being and lying in Sect. 17, Twp. 37 S., Rge. 18 E., Sarasota County, Florida

Subject to: Restrictions, reservations and easements of record.

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2006224804 3 PGS  
2006 DEC 27 03:53 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
DCCURSEY, Receipt #866230

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

TO HAVE AND TO HOLD, the same in fee simple forever. Doc Stamp-Deed: 0.70

(continued...)

UCC Direct Services  
187 WOLF RD. SUITE 101  
ALBANY, NY 12205

JL 9945833  
RECORD AND RETURN TO:

(14)


Sarasota Co Fla  
44.00

AND the Grantor hereby covenants with said Grantee that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor; except those easements, restrictions, reservations, covenants of record, all local zoning ordinances, building restrictions and regulations, and any state of facts an accurate survey would show.

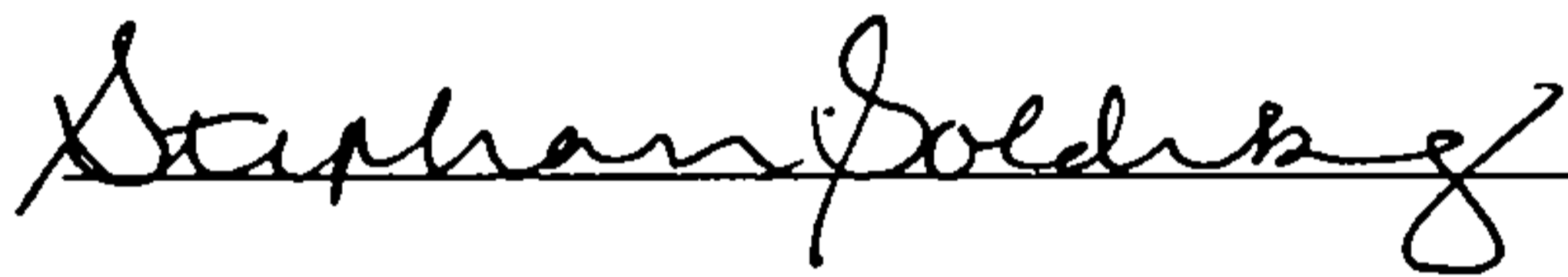
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in his or its name, the day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_

  
\_\_\_\_\_

Irwin Kallman

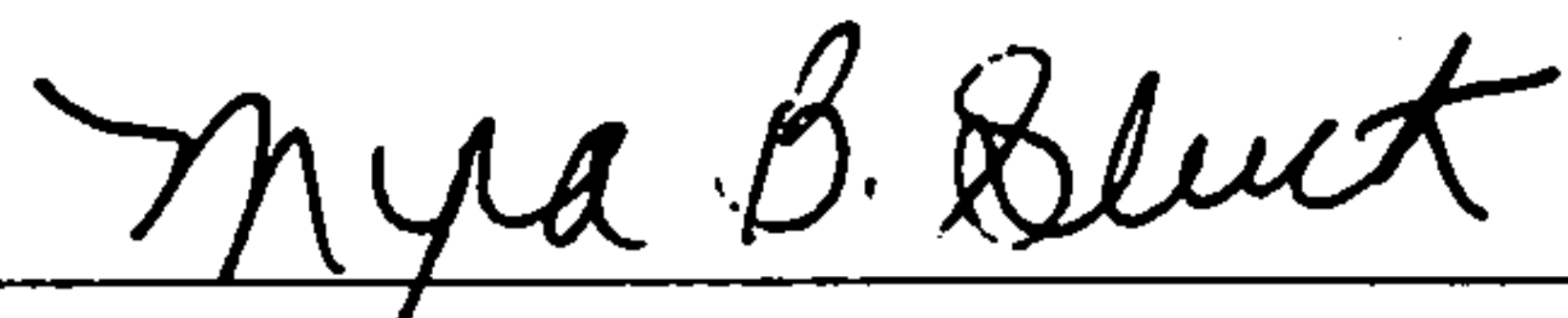
  
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STATE OF NEW YORK )

) SS:

COUNTY OF NEW YORK )

On the 22<sup>ND</sup> day of DECEMBER, 2005 before me, the undersigned, personally appeared IRWIN KALLMAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

MYRA B. GLUCK  
Notary Public, State of New York  
No. 01GL6546770  
Qualified in Bronx County  
Commission Expires April 30, 2006

Document Prepared By:  
Slavet & Altman LLP  
1065 Ave. of Americas  
8th Floor  
New York, NY 10018

After Recording Return To:  
Win Properties, Inc.  
66 Field Point Road  
Greenwich, CT 06830