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1820 Ringling Boulevard
Sarasota, Florida 34236
Parcel ID #: 2006-01-0021

RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#913191
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WARRANTY DEED

THIS WARRANTY DEED made this 23rd day of April, 2007, by HARVEY VENGROFF, a married man, whose post office address is 2211 Fruitville Road, Sarasota, Florida 34237, hereinafter called Grantor, to WEST 32ND LLC, a Florida limited liability company, whose post office address is 2211 Fruitville Road, Sarasota, Florida 34237, hereinafter called 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 corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

Lots 1, 2, 3, 4, 14, 15, 16 and 17, Greenwood, according to the Plat thereof, recorded in Plat Book 2, Page 137 of the Public Records of Sarasota County, Florida.

SUBJECT TO taxes for the current and subsequent years.
SUBJECT TO valid easements, restrictions and reservations of record.

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.

GRANTOR warrants that said real property being conveyed hereby does not constitute the homestead of the Grantor.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Print Name: Michael Hankin

Print Name: Gabrielle Fuentes

HARVEY VENGROFF

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me on this 23rd day of April, 2007 by HARVEY VENGROFF who is personally known to me: or who has produced a Driver's License as identification: .

(Type, print or stamp name)

(NOTARY SEAL)

I am a Notary Public of the State of Florida,
and my commission expires on .

