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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1011630

Doc Stamp-Deed: 13,125.00

RETURN TO: THIS INSTRUMENT PREPARED BY:
Richard D. Saba, Attorney
RICHARD D. SABA, P.A.
2033 Main Street, Suite 303
Sarasota, FL 34237

Parcel ID Number: 0104-16-0001



Special Warranty Deed

This Indenture, Made this **4th** day of **February**, 2008 A.D., Between
DYNAMIC DUO, INC., a Florida corporation

of the County of **Sarasota**, State of **Florida**, grantor, and
SARASOTA GAS MART, LLC, a Florida limited liability company

whose address is: **P.O. Box 640, Tavernier, FL 33070**

of the County of _____, State of **Florida**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **Sarasota** State of **Florida** to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MARKED (R/S) FOR IDENTIFICATION AND BY THIS REFERENCE MADE A PART HEREOF AND INCORPORATED HEREIN.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2008 and subsequent years.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

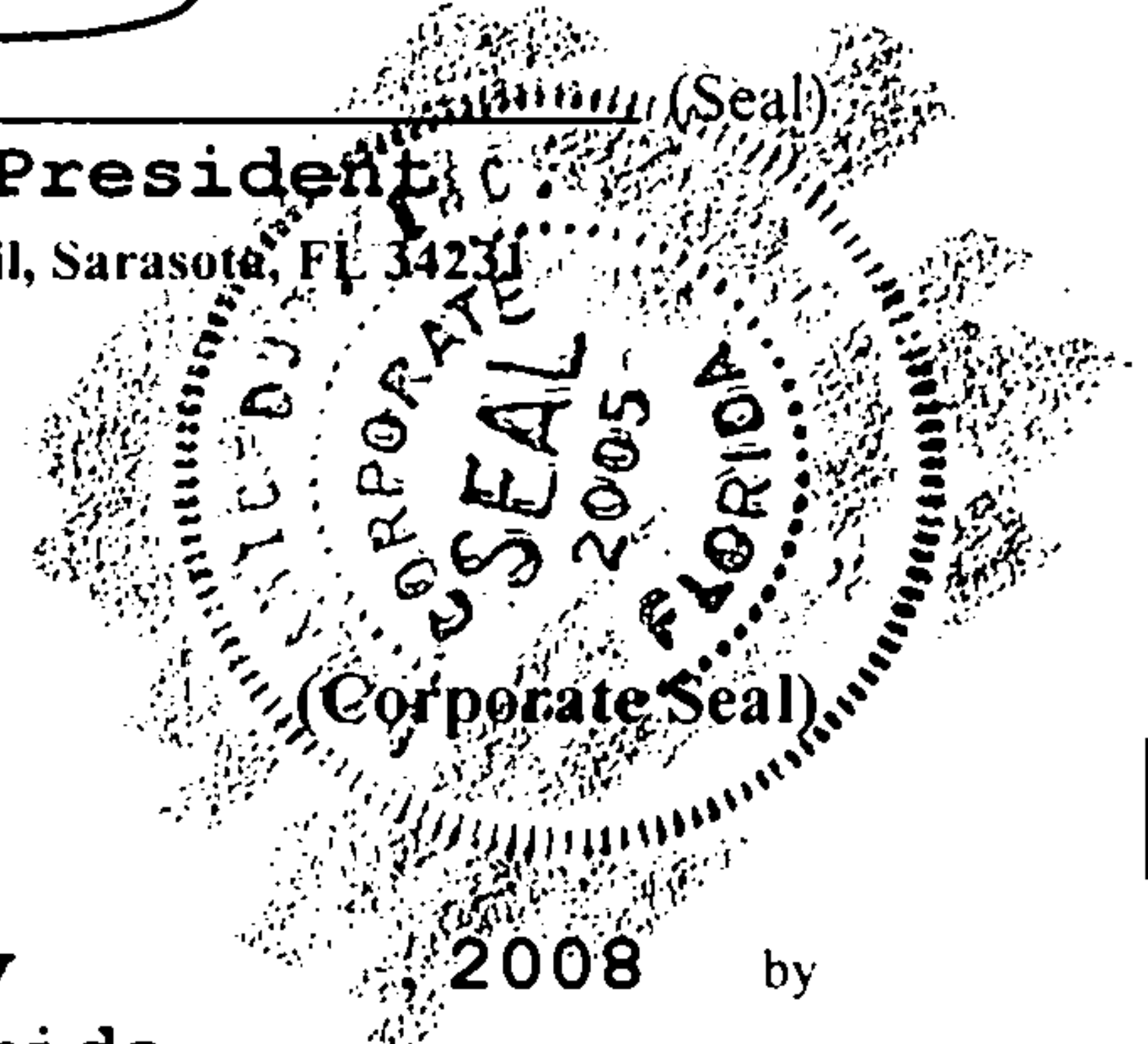
Signed, sealed and delivered in our presence:

DYNAMIC DUO, INC., a Florida corporation

Richard D. Saba
Printed Name: RICHARD D. SABA
Witness

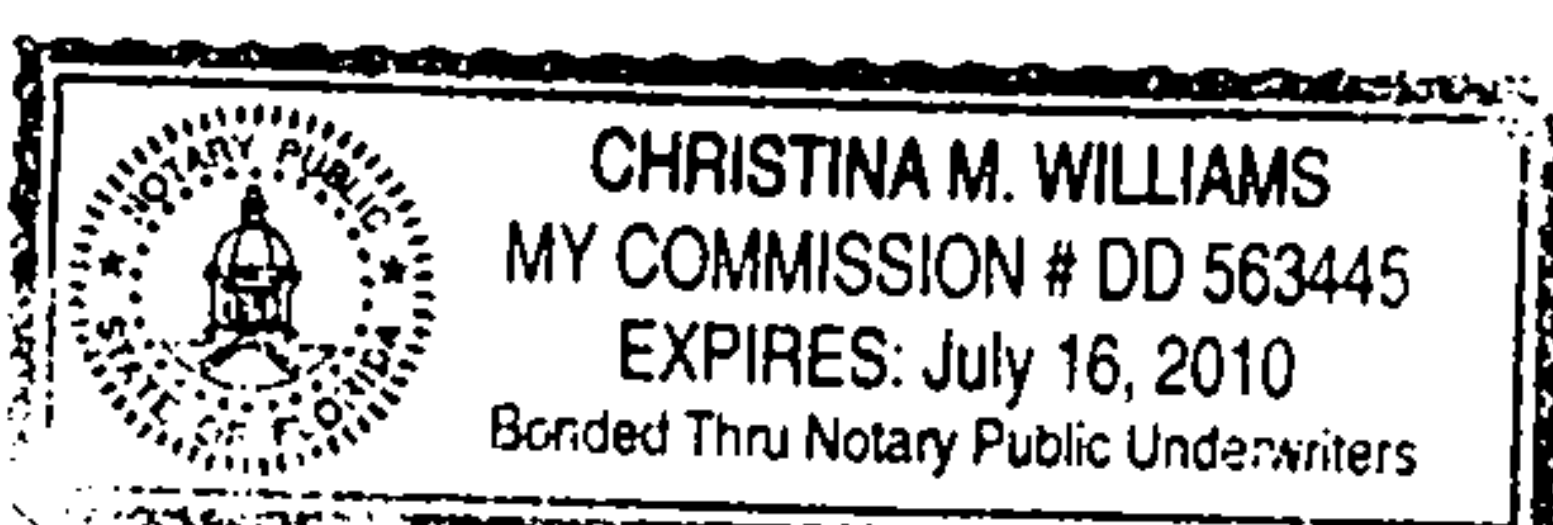
By: *[Signature]*
Ronald M. Newmark, President
P.O. Address: 7010 South Tamiami Trail, Sarasota, FL 34231

Christina M. Williams
Printed Name: Christina M. Williams
Witness



STATE OF **FLORIDA**
COUNTY OF **SARASOTA**

The foregoing instrument was acknowledged before me this **4th** day of **February**, 2008 by
Ronald M. Newmark, President of DYNAMIC DUO, INC., a Florida corporation, on behalf of said corporation. He is personally known to me or has produced _____ as identification.



Christina M. Williams
Printed Name: Christina M. Williams
Notary Public
My Commission Expires: July 16, 2010

EXHIBIT "A"

LEGAL DESCRIPTION ATTACHED TO SPECIAL WARRANTY DEED AND MARKED ~~(S)~~
FOR IDENTIFICATION.

Begin at a Point where the North line of N 1/2 of SE 1/4 of SW 1/4 of SE 1/4 of Section 17, Township 37 South, Range 18 East, intersects the Easterly line of Tamiami Trail; thence South 89 degrees 29 minutes 09 seconds East along said North line of N 1/2 of SE 1/4 of SW 1/4 of SE 1/4 and along North line of N 1/2 of S 1/2 of SE 1/4 of SE 1/4 of said Section 17, 279.85 feet to the Northwest corner of Lot 1, South Retreat Subdivision, recorded in Plat Book 10, Page 37, Public Records of Sarasota County, Florida; thence South 0 degrees 07 minutes 09 seconds East along the West line of said Lot 1, 149.15 feet to the North line of Reynolds Street (as shown on said Plat of South Retreat Subdivision); Thence North 89 degrees 34 minutes 09 seconds West along said North line of Reynolds Street, 150.66 feet to Easterly line of said Tamiami Trail; thence North 44 degrees 32 minutes 09 seconds West along said Easterly line of Tamiami Trail, 65.53 feet; thence North 38 degrees 49 minutes 09 seconds West along said Easterly line of Tamiami Trail, 133.25 feet to the Point of Beginning.