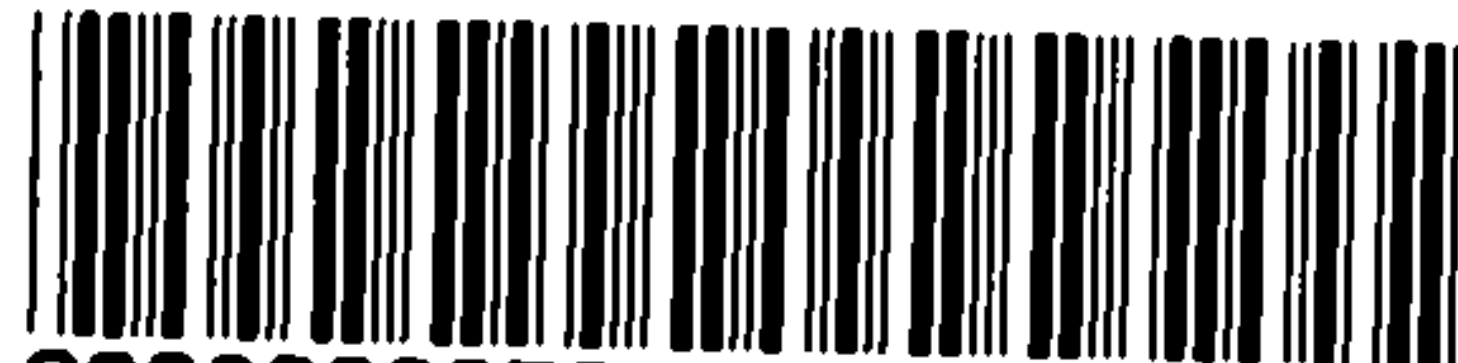


This Instrument Prepared By and Return To:  
MICHAEL M. WALLACK, ESQ.  
MICHAEL M. WALLACK, CHARTERED  
100 Wallace Avenue, Suite 333  
Sarasota, FL 34237

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2008020072 3 PGS  
2008 FEB 12 03:43 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CBETHEL Receipt#1013808



2008020072

Doc Stamp-Deed: 193.20

**This Warranty Deed** made the 2 day of February A. D. 2008 by

**DEAN D. ROSSEY, SR., a single person,**  
whose address is: 3932 SW 20<sup>th</sup> Avenue, Cape Coral, FL 33914,  
hereinafter called the grantor, to

**HANSEN PARTNERS, LLC,**  
with offices located at: 1999 Lincoln Drive, Suite 101, Sarasota, FL 34236;  
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 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 situated in SARASOTA County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

**SUBJECT TO:**

1. Conditions, restrictions, easements, and reservations of record; but this reference shall not operate to reimpose same.
2. Taxes for the year 2008 and all subsequent years.

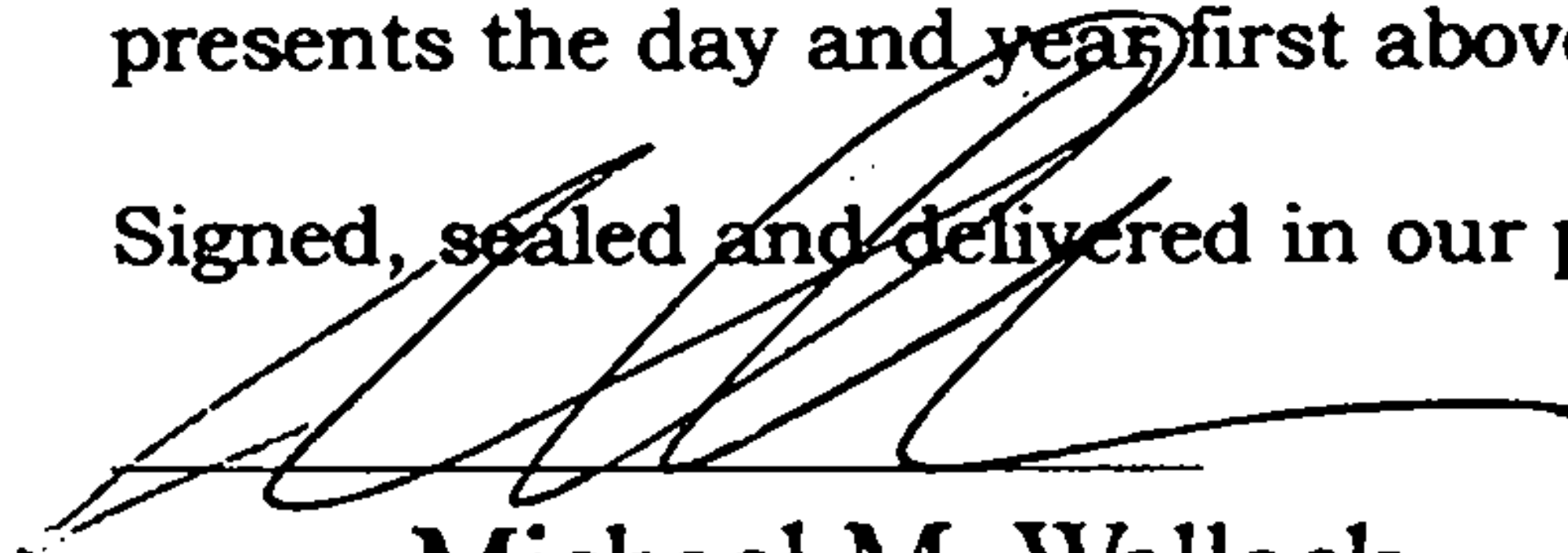
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**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; that the grantor hereby fully 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, 2007.

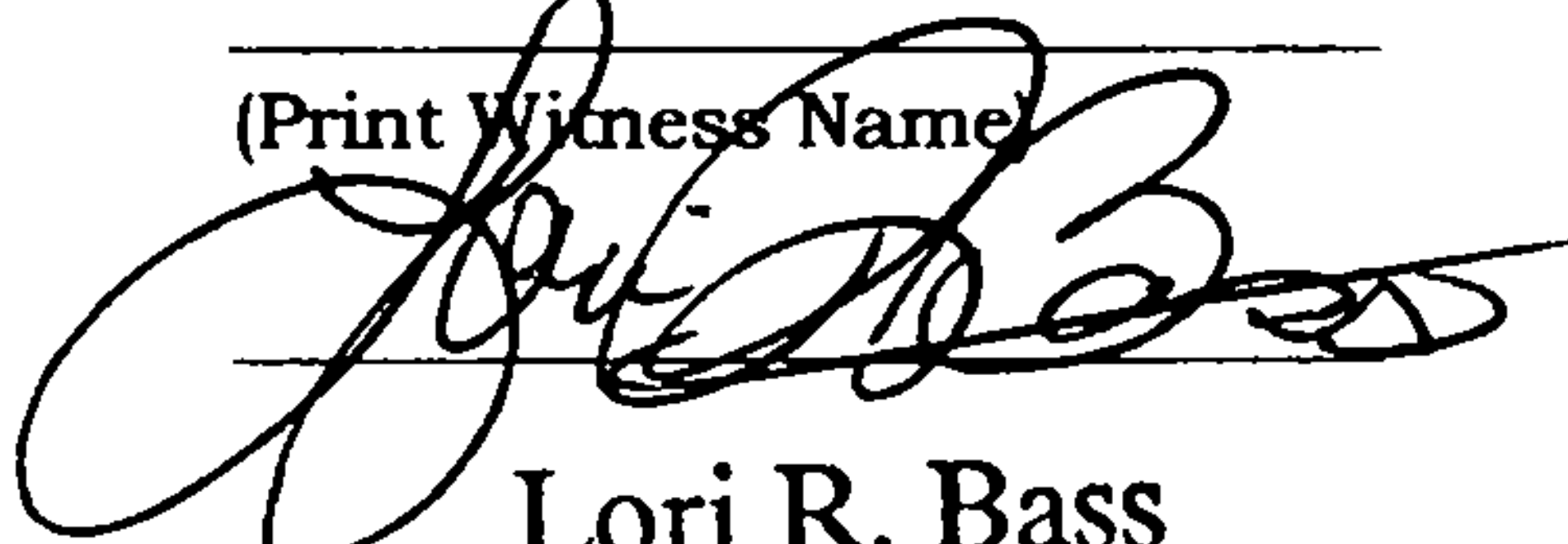
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Michael M. Wallack

(Print Witness Name)

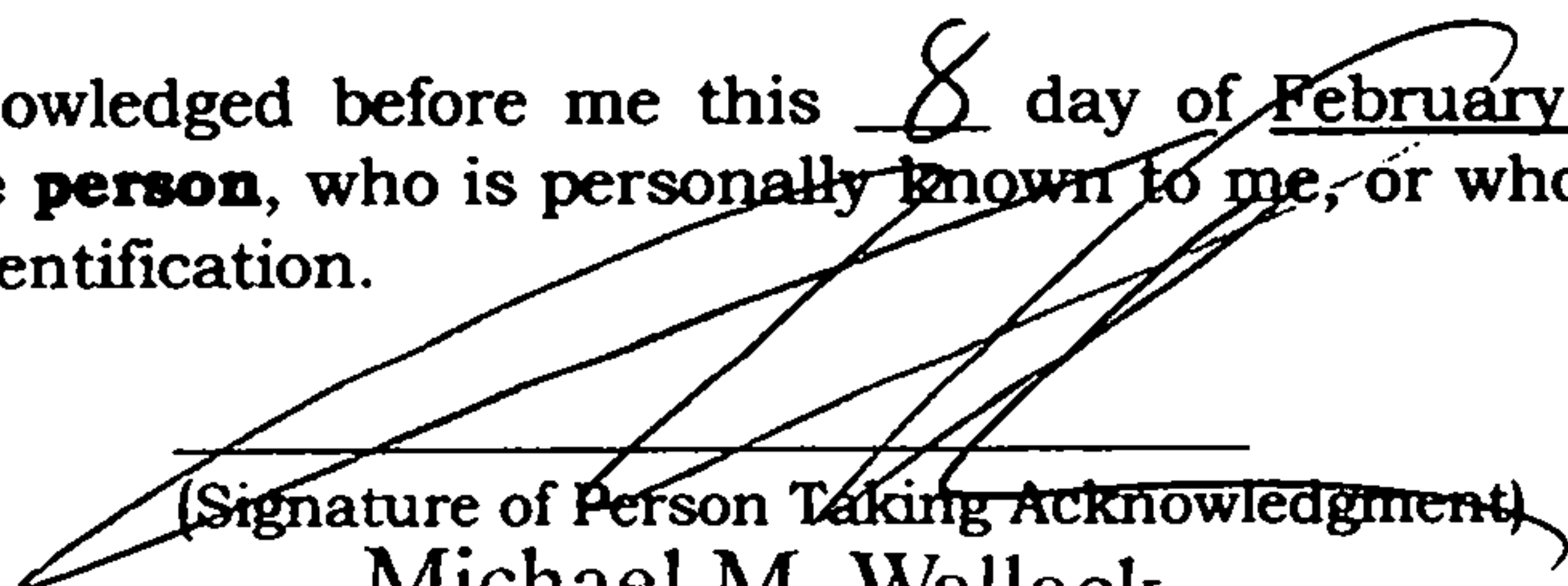
  
DEAN D. ROSSEY, SR.

Lori R. Bass

(Print Witness Name)

State of FLORIDA  
County of SARASOTA

The foregoing instrument was acknowledged before me this 8 day of February, 2008, by **DEAN D. ROSSEY, SR.**, a **single person**, who is personally known to me, or who has produced Pin Down In as identification.



(Signature of Person Taking Acknowledgment)

Michael M. Wallack

(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)



Michael M Wallack  
My Commission DD285359  
Expires April 09, 2008

**Exhibit "A"**  
**Legal Description**

Lot 2, Block 1521, 30<sup>th</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Pages 14 and 14A through 14Q, of the Public Records of Sarasota County, Florida.

Parcel ID#: 0953-15-2102

And,

Lot 8, Block 588, 18<sup>th</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 14, Pages 6 and 6A through 6V, of the Public Records of Sarasota County, Florida.

Parcel ID#: 0968-05-8808

And,

Lot 4, Block 2294, 47<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 19, Pages 46 and 46A through 46GG, of the Public Records of Sarasota County, Florida.

Parcel ID#: 1125-22-9404

And,

Lot 19, Block 1536, 31<sup>ST</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, recorded in Plat Book 15, Page 15, of the Public Records of Sarasota County, Florida.

Parcel ID#: 0955-15-3619