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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#1061946

THIS INSTRUMENT PREPARED BY AND RETURN TO:

EDWARD A. HILL, ESQUIRE
1211 W. Fletcher Avenue
Tampa, Florida 33612

Doc Stamp-Deed: 1,750.00

WARRANTY DEED

THIS INDENTURE, made this 30th day of May, 2008, between JEFFREY A. JANOFF, of the County of Sarasota, State of Florida, Grantor and PREMIER PROPERTIES OF VENICE, LLC, of the County of Sarasota, State of Florida, Grantee, whose address is: 339 Melrose Ct., Venice, FL 34292.

WITNESSETH, that the said Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto the said Grantee and their successors and assigns forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land to-wit:

Unit 3 of 333 W. MIAMI AVENUE, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1514, Page 291; re-recorded in Official Records Book 1519, Page 1737 and Amendments thereto, and as per Plat thereof recorded in Condominium Book 18, page 47-47-C, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

THE IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor covenants with the said Grantee that he is lawfully seized of the said premises, that it is free from all encumbrances except easements and restrictions of record and taxes accruing subsequent to December 31, 2007, and that he has good right and lawful authority to sell the same; and that the said Grantor does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

1.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

W. David Gugg
W. David Gugg
(Type/print name of witness)

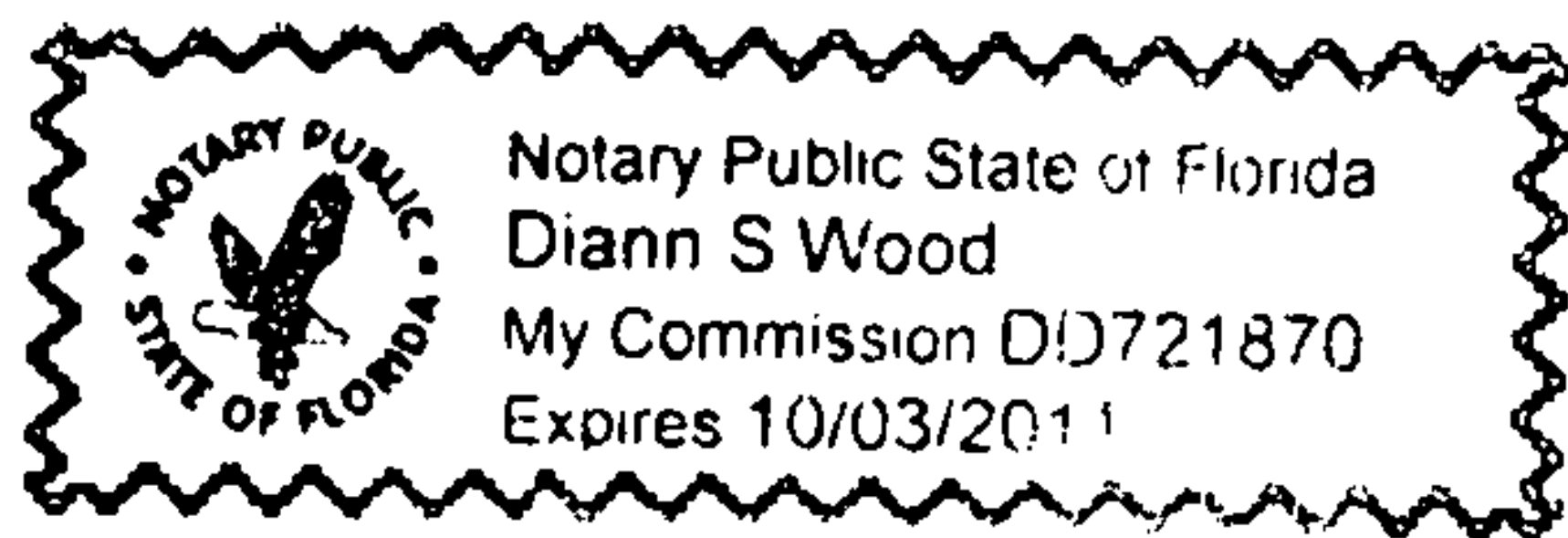
Jeffery Janoff
JEFFERY JANOFF,
2606 Firetree Lane
Venice, FL 34292

D. S. Wood
Diann S Wood
(Type/print name of witness)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Jeffrey A. Janoff, who, is either personally known to me or who produced ____, as identi

WITNESS my hand and official seal the 30th day of May, 2008.



D. S. Wood
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
Diann S Wood
(Type/print name of Notary)

Serial number, if any)

My Commission Expires: