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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

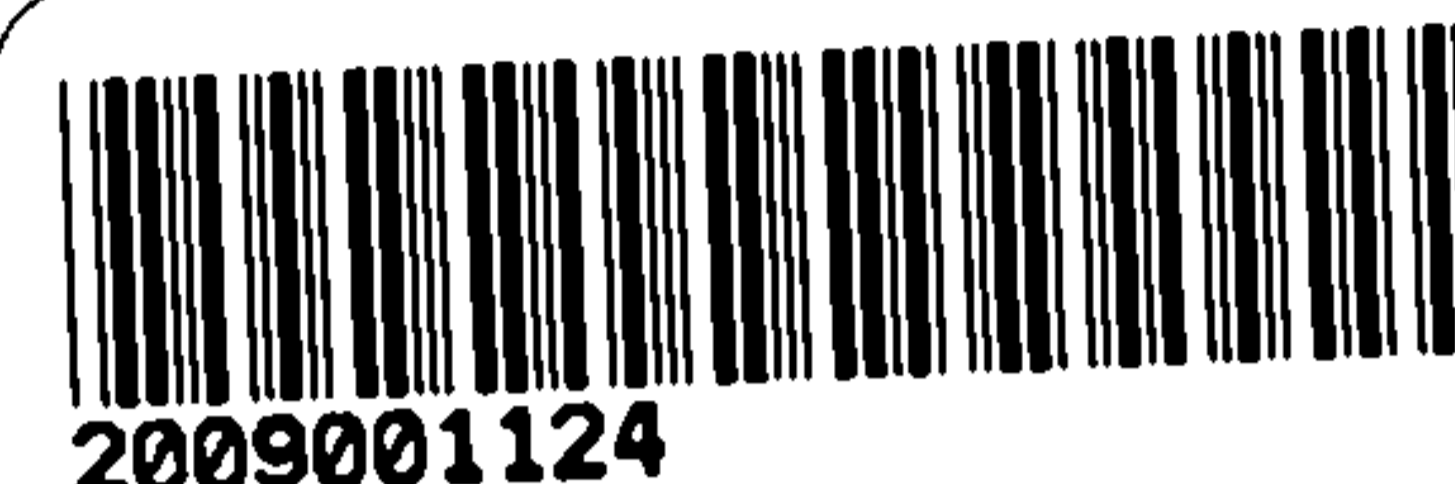
HJAMES Receipt#1122009

Doc Stamp-Deed: 7,000.00

**PREPARED BY & RETURN TO:**

Richard G. Cherry, Esq.  
Cherry, Edgar & Smith, P.A.  
8409 North Military Trail, Suite 123  
Palm Beach Gardens, FL 33410

Parcel Control No: 2025-13-0056



**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is granted as of the 31<sup>st</sup> day of December, 2008, from **ORION BANK**, a Florida banking corporation, hereinafter referred to as "**Grantor**," whose address is 605 No. Olive Avenue, Second Floor, West Palm Beach, Florida 33401, and **SARASOTA COCOANUT, LLC**, a Florida limited liability company, whose address is 11360 North Jog Road, Suite 102, Palm Beach Gardens, Florida 33418, hereinafter referred to as "**Grantee**."

**WITNESSETH:**

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, assign, remise, release, convey and confirm unto Grantee, that certain real property situate, lying and being in the County of Sarasota, State of Florida, described as follows:

Lots 6, 7, 8, 9 and 10, Block 5, BOULEVARD ADDITION TO SARASOTA, according to the plat thereof as recorded in Plat Book A, Page 31 of the Public Records of Sarasota County, Florida;

LESS

The east 7.5 feet dedicated for road right-of-way; and

TOGETHER WITH

The east ½ of a vacated alley lying adjacent to captioned property as described in Vacation Ordinance No. 04-4521 and recorded in Official Records Instrument Number 2004053982 of the Public Records of Sarasota County, Florida.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging to or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

**TO HAVE AND TO HOLD** the above granted, bargained and described premises, with the appurtenances thereto, unto said Grantee to Grantee's own proper use, benefit and behoof forever, subject to:

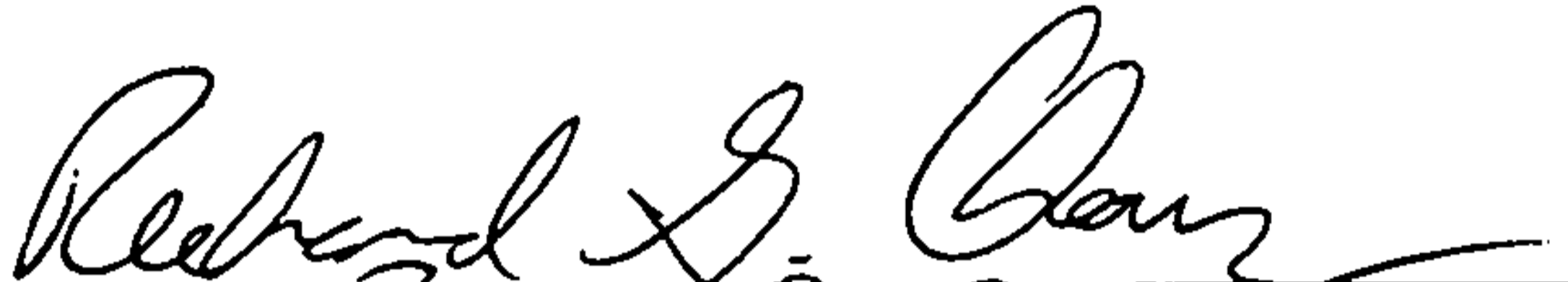
All laws, and all restrictions, covenants, conditions, limitations, agreements, reservations and easements recorded in the public records, or otherwise established with respect to


the aforesaid Property; the mortgage in favor of Grantee's lender, if any; pending governmental liens for public improvements as of the date hereof; and real property taxes and assessments affecting the Property for the year 2009 and thereafter.

**AND**, Grantor does hereby specially warrant the title to said land, and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

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


**WITNESSED BY:**

  
Print Name: Richard G. Cherry

  
Print Name: DENISE M. SCHERER-WAGNER

**GRANTOR**

**ORION BANK**, a Florida banking corporation

By:   
Print Name: ANGEL GUERSON  
Title: SR VICE PRESIDENT


STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing Special Warranty Deed was acknowledged before me this 31<sup>st</sup> day of December, 2008 by ANGEL GUERSON as SR. V.P. of ORION BANK, a Florida banking corporation; on behalf of the corporation as general partner as aforesaid, who is personally known to me, or has produced \_\_\_\_\_ as identification.

  
Notary Public, State of Florida

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA  
 Denise M. Scherer-Wagner  
Commission # DD422023  
Expires: APR. 24, 2009  
Bonded Thru Atlantic Bonding Co., Inc.