

RECORDED IN OFFICIAL RECORDS

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
 IN THE COUNTY COURT IN AND FOR SARASOTA COUNTY, FLORIDA

DIVISION:

CIVIL

CASE NUMBER:

2009 CA 010993 NC

INSTRUMENT #2010009790 5 PG
FILED FOR RECORD
01/25/2010 05:04:36 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS-Receipt # 1242992
Doc Stamp-Mort: \$0.00
STAMP FOR RECORDING
Intang. Tax: \$0.00

PLAINTIFF(S):
SYNOVUS BANK f/k/a SYNOVUS BANK
OF TAMPA BAY, a Florida corporation

VS. DEFENDANT(S):
J. & J. HOMES, INC., a Florida corporation; VENICE AVENUE, L.L.C., a Florida limited liability company; JACQUES CLOUTIER, individually; SAWGRASS COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation; LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation; THE LAKES OF JACARANDA HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation; GRASSY OAKS III RESIDENTS ASSOCIATION, INC., a Florida non-profit corporation; GRASSY OAKS RESIDENTS ASSOCIATION, INC., a Florida non-profit corporation; CAPE HAZE PROPERTIES OWNERS ASSOCIATION, INC., a Florida non-profit corporation; SCIBC CORPORATION, an inactive Florida corporation; BRANCH BANKING AND TRUST COMPANY, a North Carolina corporation

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he or she executed and filed a certificate of sale in this action on 1/12/2010 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections pursuant to §45.031(4) Florida Statutes.

The following property located in Sarasota County, Florida:

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

Lot 7, SAWGRASS, UNIT 1, according to the plat thereof recorded in Plat Book 3B, Page 37, of the Public Records of SARASOTA County, Florida.

Lots 273, 274, 303, 444, 450, 451, 452, 453, 530, 531 & 554, SAWGRASS, UNIT 4, according to the plat thereof recorded in Plat Book 42, Page 14, of the Public Records of SARASOTA County, Florida.

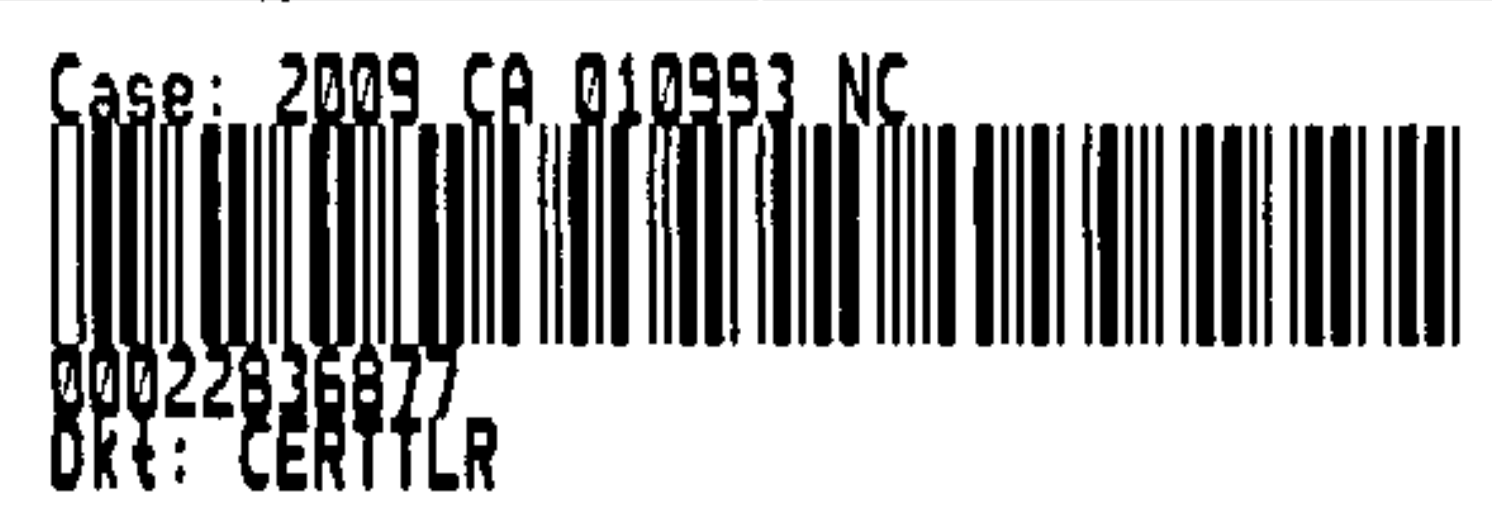
Lots 254, 255, 266, 267, 268, 269, 260, 261, 262, 268, 269, 270, 333, 334, 335, 336, 338, 339, 340, 341, 344, 345, 400, 401, 402, 403, 408, 410, 425, 428, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 523, 525, 526, 531, 539, 541, 555, 556, 557, 558, 559, 560, 561, 562 & 563, SAWGRASS, UNIT 6, according to the plat thereof recorded in Plat Book 42, Page 43, of the Public Records of SARASOTA County, Florida.

Lots 396, 400, Lot 403, less that portion of said Lot 403 as described in Partial Release of Mortgage recorded in Official Records Instrument #2005040064, all of Lot 404, Lot 410 and the Southerly 1/2 of Lot 409, and all of Lots 418, 440 & 455, LAKES OF JACARANDA, UNIT 7, according to the plat thereof recorded in Plat Book 40, Page 33, of the Public Records of SARASOTA County, Florida.

Doc. Stamp Paid \$ 233.80

Doc. Stamp Due \$ _____
and outstanding

Sale Price \$33,333.00



PARCEL II:

LOTS 1, 2, 3, 4, 5, 6, 7, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, BLOCK 43, GULF VIEW SECTION OF VENICE, AS RECORDED IN PLAT BOOK 2, PAGE 77, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE NORTH ½ OF THE VACATED ALLEY ABUTTING LOTS 1 THROUGH 7, INCLUSIVE, ON THE SOUTH, AND THE SOUTH ½ OF THE VACATED ALLEY ABUTTING LOTS 21 THROUGH 37, INCLUSIVE, ON THE NORTH.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH NASSAU STREET, A DISTANCE OF 250.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 37; THENCE N89 DEGREES 58'49"W ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST VENICE AVENUE, A DISTANCE OF 425.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 21 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 125.00 FEET TO A POINT ON THE CENTERLINE OF THAT CERTAIN CLOSED ALLEY, VACATED BY RESOLUTION NO. 221-70, RECORDED IN OFFICIAL RECORDS BOOK 868, PAGE 251 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S89 DEGREES 58'49"E ALONG SAID CENTERLINE, A DISTANCE OF 45.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE S89 DEGREES 58'49"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST TAMPA AVENUE, A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING.

PARCEL III:

Lot 8, Block B, CAPE HAZE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 93A, of the Public Records of Charlotte County, Florida.

PARCEL IV:

Lot 17, Block P, CAPE HAZE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 93A, of the Public Records of Charlotte County, Florida.

PARCEL V:

Lots 1 and 2, SARASOTA COUNTY INTERSTATE BUSINESS CENTER - SOUTH - PHASE I, according to the plat thereof, as recorded in Plat Book 38, Page 4, of the Public Records of Sarasota County, Florida.

EXHIBIT "B"

Debtors - J. & J. HOMES, INC., a Florida corporation
VENICE AVENUE, L.L.C., a Florida limited liability company
JACQUES CLOUTIER, individually
Secured Party - SYNOVUS BANK OF TAMPA BAY

Collateral Description

All now owned or existing or hereafter acquired or created furniture, furnishings, fixtures, equipment, accounts receivable, contract rights, inventory, intangibles, wherever located and all other forms of personal property including, without limitation, the property described below, together with the proceeds thereof and insurance proceeds paid on account of the property, as well as all replacements, additions and accessions at any time in the future.

All rights, title and interest of Debtor in and to the minerals, soil, flowers, shrubs, crops, trees, timber and other emblements now or hereafter on each of the separate tracts or parcels of real property as described as follows (herein collectively referred to as "Property") or under or above the same or any part or parcel thereof.

See Exhibit "A" attached hereto

All rights, title and interest of Debtor in and to machinery, apparatus, equipment, fittings, fixtures, whether actually or constructively attached to the Property and including all trade, domestic and ornamental fixtures and articles of personal property of every kind and nature whatsoever now or hereafter located in, upon or under the Property or any part thereof and used or usable in connection with any present or future operation of the Property and now owned or hereafter acquired by Debtor, including, but without limiting the generality of the foregoing, all heating, air conditioning, freezing, lighting, laundry, incinerating and power equipment; engines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communication apparatus; boilers, ranges, furnaces, oil burners or units thereof; appliances; air-cooling and air conditioning apparatus; vacuum cleaning systems; elevators; escalators; shades; awnings; screens; storm doors and windows; stoves; wall beds; refrigerators; attached cabinets; partitions; ducts and compressors; rugs and carpets; draperies; furniture and furnishings; together with all building materials and equipment now or hereafter delivered to the Property and intended to be installed therein, including but not limited to lumber, plaster, cement, shingles, roofing, plumbing, fixtures, pipe, lath, wallboard, cabinets, walls, sinks, toilets, furnaces, heaters, brick, tile, water heaters, screens, window frames, glass, doors, flooring, paint, lighting fixtures and unattached refrigerating, cooking, heating and ventilating appliances and equipment; together with all additions and accessions thereto and replacements thereof.

All of the water, sanitary and storm sewer systems now or hereafter owned by the Debtor which are now or hereafter located by, over, and upon the Property or any part and parcel thereof, and which water system includes all water mains, service laterals, hydrants, valves and appurtenances, and which sewer system includes all sanitary sewer lines, including mains, laterals, manholes and appurtenances.

All paving for streets, roads, walkways or entrance ways now or hereafter owned by Debtor and which are now or hereafter located on the Property or any part or parcel thereof.

All of Debtor's interest as lessor in and to all leases or rental arrangements of the Property, or any part thereof, heretofore made and entered into, and in and to all leases or rental arrangements hereafter made and entered into by Debtor during the life of the security agreements or any extension or renewal thereof, together with any and all guarantees of such leases or rental arrangements and including all present and future security deposits and advance rentals.

Any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of or decrease in the value of the Property described herein.

All of the right, title and interest of the Debtor in and to all unearned premiums accrued, accruing or to accrue under any and all insurance policies now or hereafter provided pursuant to the terms of security agreements, and all proceeds or sums payable for the loss of or damage to (a) the Property described herein, or (b) rents, revenues, income, profits or proceeds from leases, franchises, concessions or licenses of or on any part of the Property.

All contracts and contract rights of Debtor arising from contracts entered into in connection with development, construction upon, operation or sale of part or all of the Property, including contract or sales deposits including all deposits, rents, issues, profits and income from the Property.

All rights, title and interest in and to furniture, furnishings, appliances and equipment and all other tangible personal property now or hereafter owned or acquired by the Debtor or now or hereafter located or installed at or in any other improvements on the Property or elsewhere at or on the Property, together with all accessories and parts now attached to or used in connection with any such Property or which may hereafter at any time be placed in or added thereto and also any and all replacements and proceeds of any such Property.

All architectural and engineering plans and specifications, surveys, site plans, permits, approvals, authorizations, deposits, appraisals, feasibility studies and development proposals now or hereafter existing pertaining to the Property.

U:\masak\SYNOVISU & J HOMES\UOC-1.WPD

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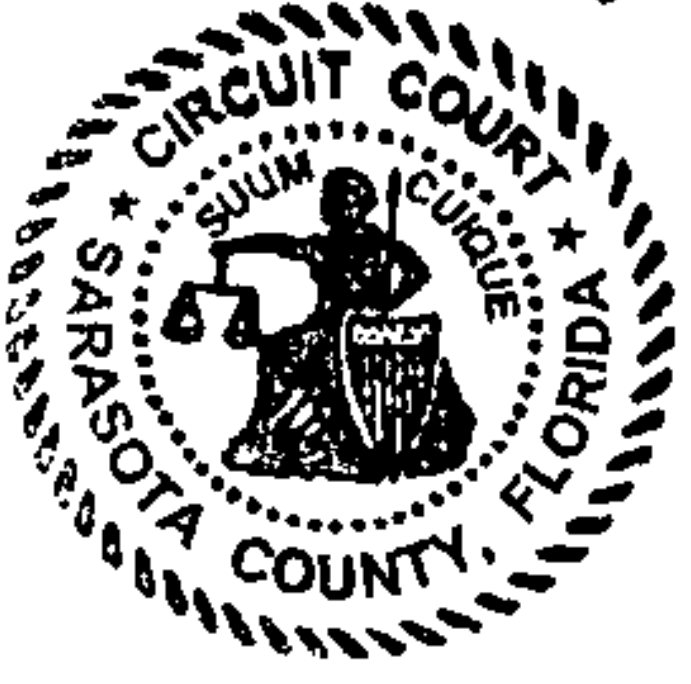
was sold to:

SYNOVUS BANK f/k/a SYNOVUS BANK OF TAMPA BAY, a Florida corporation

whose address is:

12450 Roosevelt Blvd., St. Petersburg, FL 33716

WITNESS my hand and the seal of this Court on 1-25-2010



KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT

BY: Suzanne M. Pomerleau
Deputy Clerk