

2 3 pages

CONSIDERATION	<u>1234000</u>
DOC TAX	\$ <u>8638</u>
RECORD	\$ <u>27.-</u>

Prepared by and return to:
 Peter T. Currin, Esq./jh
 Williams Parker Harrison Dietz & Getzen
 200 South Orange Avenue
 Sarasota, Florida 34236
 (941) 366-4800

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2010090934 3 PGS
 2010 JUL 26 04:47 PM
 KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 CEAGLETO Receipt#1299547
 Doc Stamp-Deed: 8,638.00



LIMITED WARRANTY DEED

THIS INDENTURE, made this 22 day of July 2010, by and between TUTTLE MANOR APARTMENTS, LLC, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 6513 Copper Ridge Trail, University Park, Florida 34201, and CJL OF WEST FLORIDA, LLC, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 460 Cherry Lane, Mendham, New Jersey 07945.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, its heirs and assigns forever, the following described property situate in Sarasota County, Florida (the "Property"):

ALL THAT PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders, and easements thereunto appertaining.

Conveyance of title to the Property is subject to the following exceptions:

1. Taxes for the years 2009, 2010, and subsequent years.
2. Zoning and other governmental regulations.
3. Easements, reservations, and restrictions of record.
4. The mortgage dated January 16, 2007, and recorded in the Official Records as Instrument #2007009150, Public Records of Sarasota County, Florida, as modified by modification agreement recorded in the Official Records as Instrument #2007019033, Public Records of Sarasota County, Florida (collectively the "First Mortgage").
5. The mortgage dated January 16, 2007, and recorded in the Official Records as Instrument #2007009153, Public Records of Sarasota County, Florida (the "Second Mortgage").

Grantor warrants against only the lawful claims of all persons claiming by, through, or under Grantor.

This deed: (a) is given in lieu of foreclosure of the First Mortgage and Second Mortgage (collectively the

“Mortgages”); (b) is an absolute conveyance of title to the Property made in consideration of Grantee’s covenant not to sue Grantor on the promissory notes secured by the Mortgages; and (c) is not given or intended as additional security for such promissory notes or as security or collateral of any kind whatsoever.

Grantor hereby acknowledges having received fair and adequate consideration for the Property, hereby declares that this conveyance is freely and fairly made, and hereby waives and releases all rights of redemption or other rights in the Property.

It is the express intent of both Grantor and Grantee that the legal estate acquired by Grantee pursuant to this deed shall not be merged with Grantee’s interest in the Property as mortgagee under the Mortgages and that the lien of the Mortgages shall be preserved in favor of Grantee.

As used herein, the terms “Grantor” and “Grantee” shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has executed this deed the date above written.

WITNESSES:

Mary Hewes
Signature of Witness

Mary Hewes
Print Name of Witness

P.T.C.
Signature of Witness

PETER T. CURRIN
Print Name of Witness

TUTTLE MANOR APARTMENTS, LLC, a
Florida limited liability company

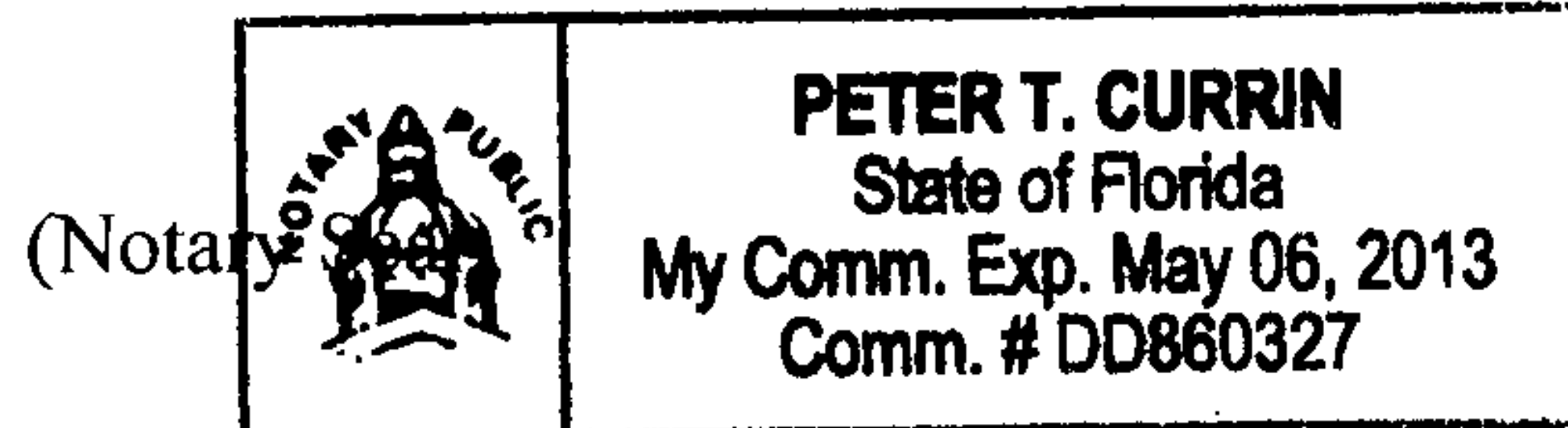
By: [Signature]
Michael J. Urban
As its Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20 day of July 2010 before me by Michael J. Urban, as Manager of Tuttle Manor Apartments, LLC, a Florida limited liability company, on behalf of the company. The above-named person is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]
Signature of Notary Public

Print Name of Notary Public



I am a Notary Public of the State of Florida, and my commission expires on _____.

Exhibit "A"

Lots 10, 11, 12, 13, 14 and 15, Block B, DeSoto Park, according to the map or plat thereof as recorded in Plat Book 1, Page 17, Public Records of Sarasota County, Florida. LESS road right of way by Order of Taking recorded in Official Records Book 2656, Page 2269, and being more particularly described in Stipulated Final Judgment recorded in Official Records Book 2865, Page 2407, of the Public Records of Sarasota County, Florida.