35.50
.70

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Name: Steven E. Goldman, Esq.
Address: Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, Florida 33131

RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1306849

Doc Stamp-Deed: 0.70

2010101362

(Space Reserved for Clerk of Court)

Parcel I.D. Nos. _____

Grantee's Tax I.D. No. _____

D.H.

RETURN TO: SHUMAKER, LOOP & KENDRICK, LLP

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 18 day of August, 2010 by **BRANCH BANKING AND TRUST COMPANY**, a North Carolina corporation ("**Grantor**"), whose mailing address is Mailcode 001-16-06-40, 200 West 2nd Street, Winston-Salem, North Carolina 27101, to **ATLAS FL I SPE, LLC**, a North Carolina limited liability company authorized to transact business in the State of Florida (hereinafter referred to as "**Grantee**"), whose mailing address is Mailcode 001-16-06-40, 200 West 2nd Street, Winston-Salem, North Carolina 27101. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, the real property and all improvements situated thereon located and being in Sarasota County, Florida (the "**Property**"), to wit and more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Note to Examiner: The conveyance evidenced by this deed represents a transfer of unencumbered real property from the Grantor to the Grantee as an additional contribution to the capital of Grantee by the Grantor. Grantee is owned 100% by Grantor. No additional interest in the Grantee has been issued to the Grantor in connection with this additional contribution of capital. Accordingly, this deed is subject only to nominal state of Florida documentary stamp taxes. See Crescent Miami Center LLC v Florida Department of Revenue, 903 So.2d 913 9 (Fla. 2005)

THIS CONVEYANCE is subject to:

A. taxes and assessments for the year 2010 and all subsequent years;

B. all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and

C. all easements, conditions, restrictions, matters, limitations and reservations of record, if any, but this reference shall not operate to re-impose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby fully warrants the title to the Property, subject to the foregoing matters, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

[SIGNATURE PAGE TO FOLLOW]

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

Witnessed:

Print Name: Malcolm J. Pitchford

Print Name DAVID E. HAIGHT

BRANCH BANKING AND TRUST COMPANY, a North Carolina corporation

By: _____
Name: R. Michael Johnson
Title: Vice President

[CORPORATE SEAL]

STATE OF FLORIDA)
)
COUNTY OF Sarasota) ss.:

The foregoing instrument was acknowledged before me this 18 day of August, 2010 by R. Michael Johnson, as Vice President of BRANCH BANKING AND TRUST COMPANY, a North Carolina corporation. He is personally known to me or has produced _____ as identification.

Notary: _____

Print Name: DAVID E. HAIGHT

Notary Public, State of _____

My commission expires: _____

NOTARY SEAL

OFFICIAL SEAL
David E. Haight
Notary Public State of Florida
Comm. # DD 902819
Comm. Exp. Aug. 27, 2013

EXHIBIT "A"

Legal Description

Parcel 1:

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 N 89 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 S 89 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 S 89 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.