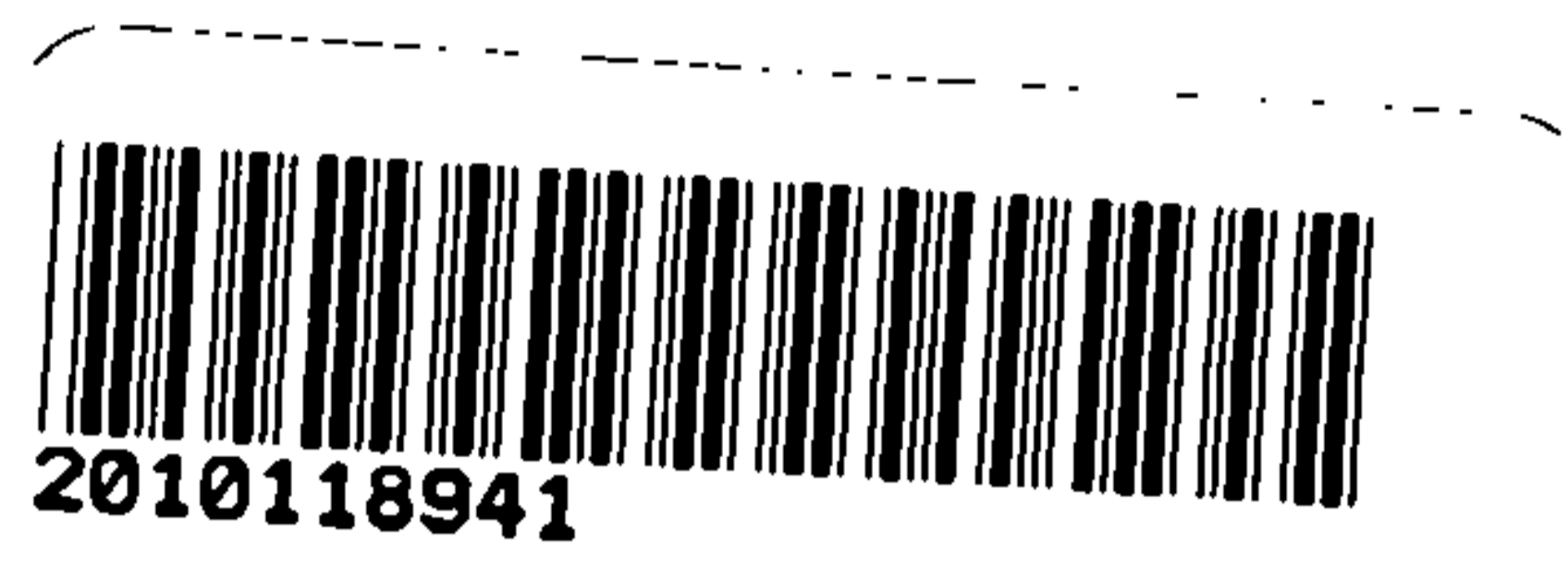


\$27.00R
\$14,000.00ds

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010118941 3 PGS
INSTRUMENT # 2010118741 3 PGS
2010 SEP 28 03:01 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCDURSEY Receipt#1319637
Doc Stamp-Deed: 14,000.00

This Instrument Prepared By:
Malcolm J. Pitchford, Esquire
Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948



SPECIAL WARRANTY DEED

This Special Warranty Deed is made by ATLAS FL I SPE, LLC, a North Carolina limited liability company, hereinafter referred to as "Grantor," to VENETIAN PLAZA, LLC, a Florida limited liability company, whose post office address is 1880 Arlington Street, Suite 103, Sarasota, FL 34239, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

See Exhibit "A" attached hereto.

The Property Appraiser's Parcel Identification Number for the above described property is 0408-04-0129.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Executed on the 27 day of September, 2010.

B22217-139770 LF
RETURN TO: SHUMAKER, LOOP & KENDRICK, LLP

WITNESSES:

[Signature]
Print Name: COLM J. PITCHFORD

[Signature]
Print Name: DAVID E. HAIGHT

ATLAS FL I SPE, LLC, a North Carolina limited liability company

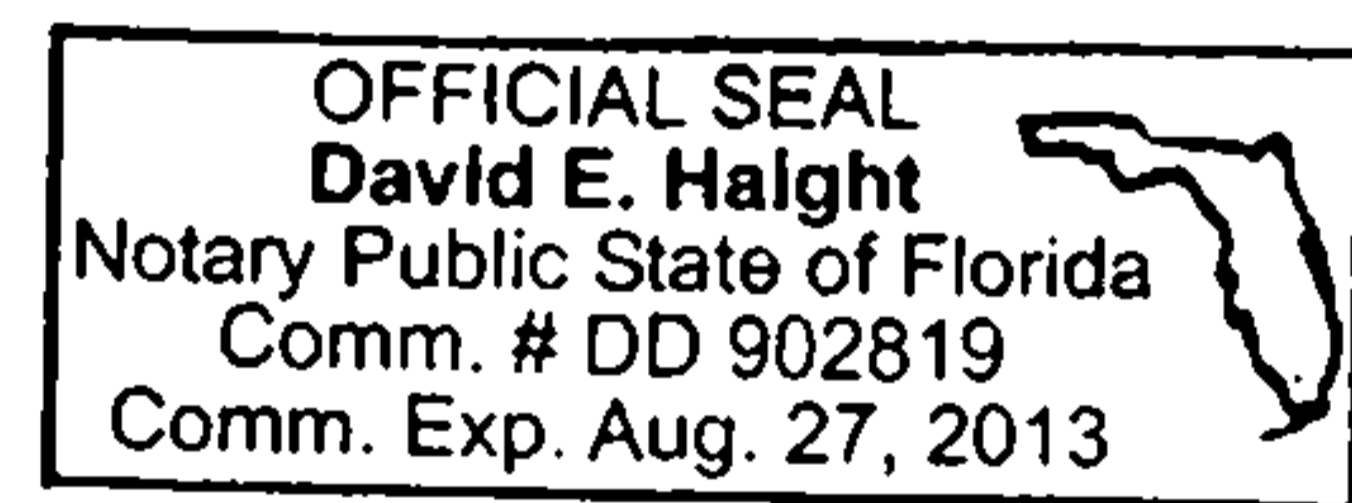
[Signature]
By: _____
R. Michael Johnson, a/k/a Mike Johnson, as Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27 day of September, 2010, by R. Michael Johnson, a/k/a Mike Johnson, as the Vice President of ATLAS FL I SPE, LLC, a North Carolina limited liability company, on behalf of the company.

[Signature]
Notary Public
Print Name: DAVID E. HAIGHT
My Commission Expires: _____

Personally Known (OR) Produced Identification _____
Type of identification produced _____



(MJP/dh-B22217-139770)

EXHIBIT "A"

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, of the Public Records of Sarasota County, Florida, and the North One-Half (1/2) of the vacated alley abutting Lots 1 through 7, inclusive, on the South, and the South One-Half (1/2) 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°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°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°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.