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Prepared by and return to:
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1334001

Doc Stamp-Deed: 1,924.30

SPECIAL WARRANTY DEED



THIS INDENTURE, made this 4th day of November 2010 by and between SARASOTA COUNTY PUBLIC HOSPITAL BOARD, a body corporate under the laws of the State of Florida, hereinafter referred to as Grantor, whose post office address is 1700 South Tamiami Trail, Sarasota, FL 34239, and MAHFOUZ EL SHAHAWY, M.D., P.A., a Florida corporation, hereinafter referred to as Grantee, whose post office address is 1950 Arlington Street, Unit 300, Sarasota, FL 34239.

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, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Units 300 and 301, SARASOTA MEDICAL CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1271, Page 1333, and all amendments, together with the Amended and Restated Declaration of Condominium recorded in the Official Records as Instrument Number 2009151554, and all other exhibits and amendments thereof, and as per plat thereof recorded in Condominium Book 11, Page 39, as amended, and as amended and restated in Condominium Book 42, Page 19, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

Subject to the following restrictions:

Notwithstanding anything to the contrary, no owner, tenant, or other occupant of the above-described Sarasota Medical Condominium Unit described in this Deed (collectively the "Unit") shall cause or permit the Units to be utilized for any purpose other than Permitted Medical Office Uses by Qualified Physicians and their associated support and office staff. As used herein, "Qualified Physicians" shall mean any physician or clinical psychologist licensed to practice independently and maintaining active membership on the Medical Staff of Sarasota Memorial Hospital (or qualified for and in the application process for such membership) and "Permitted Medical Office Uses" means uses that are, at the time in question, usually and customarily done in the type of physician practice in question (i.e., permitted uses for internal medicine physicians are uses usually and customarily done in an internal medicine type of practice). Notwithstanding the foregoing, the following uses shall not constitute "Permitted Medical Office Uses": (a) retail laboratories, (b) facilities providing plain film x-ray services, (c) diagnostic imaging centers, (d) outpatient endoscopy centers, (e) urgent care centers, (f) outpatient surgery centers, (g) sleep laboratories or sleep research centers, (h) cardiac catheterization laboratories, or (i) medical spas. In the event the Grantee or then current owner of the Unit violates the restrictions described herein, Grantor shall have the option, but not the obligation, to sue Grantee or the then current owner of the Unit to specifically enforce the restrictions contained herein ("Specific Enforcement"). Grantor may bring suit against Grantee or then current owner of the Unit for Specific Enforcement, together with interest and all costs incurred by Grantor, including attorney's fees, in preparation for and in bringing such suit. The Unit is burdened by the restrictions created herein. The restrictions and the rights and obligations created herein shall be binding upon the Grantee and Grantee's respective heirs, successors, and assigns with regard to the Unit. The restrictions created herein shall terminate and be of no further effect 99 years after the date of this Deed. Notwithstanding anything to the contrary, the restrictions contained in this Deed are in addition to any restrictions in the Declaration of Condominium for Sarasota Medical Condominium and a termination of the restrictions in this Deed shall not result in termination of the restrictions contained in said declaration of condominium.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

Barbara J. Monette
Witness Name: Barbara J. Monette

Virginia S. Garrison
Witness Name: Virginia S. Garrison

SARASOTA COUNTY PUBLIC HOSPITAL BOARD, a
body corporate under the laws of the State of Florida

By: [Signature]
GWEN M. MACKENZIE, as its President

Reviewed by
Patrick W. Ryskamp, Legal Counsel
and Approved for Signature

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 3 day of November 2010 by GWEN M. MACKENZIE, President of SARASOTA COUNTY PUBLIC HOSPITAL BOARD, a body corporate under the laws of the State of Florida, on behalf of the corporation. She is personally known to me or has produced a _____ as identification. If no identification is indicated, the above-named person is personally known to me.

Barbara J. Monette
Signature of Notary Public

Barbara J. Monette
Print Name of Notary Public

(Notary Seal)

I am a Notary Public of the State of Florida
and my commission expires on 9/5/12.

