

PREPARED BY AND RETURNED TO:

Bruce Sirof
Penn Florida Companies
1515 North Federal Highway, Suite 306
Boca Raton, Florida 33432

Parcel Identification Number: 0070-08-0001

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2011009720 3 PGS

2011 JAN 26 11:54 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SDMILLER Receipt#1354590

Doc Stamp-Deed: 0.70



2011009720

NOTE TO CLERK: The subject Deed reflects a 100% related-party transfer between Grantor and Grantee, formed by Grantor as a single-member limited liability company, whose Members are identical to the shareholders of the Grantor as of the date of Grantor having received title of record and for which no new or additional consideration has been paid. This Deed is conveyed during the pendency of the absence of any encumbrance on the subject property. Florida documentary stamp tax has been fully paid at the time of the recording of the Deed to the Grantor.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the date set forth below by BERMUDA ESTATES, INC., a Florida corporation ("Grantor"), whose address is 1515 North Federal Highway, Suite 306, Boca Raton, Florida 33432 to BERMUDA ESTATES, LLC, a Florida limited liability company ("Grantee"), whose address is 1515 North Federal Highway, Suite 306, Boca Raton, Florida 33432.

[Wherever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument and their respective successors and assigns.]

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in **Sarasota County, Florida**, known and described as follows, to wit:

Parcel 1: Lot (Farm) 11, Block 1, Bee Ridge Farms, Section 3, Township 37 South, Range 18 East, according to the plat thereof, recorded in Plat Book A, Page 40, of the Public Records of Sarasota County, Florida; LESS the East 19 feet thereof taken by County of Sarasota for right-of-way and LESS and Except that part described in Official Records Instrument No. 2005082373, of the Public Records of Sarasota County, Florida.

Parcel 2: Lot (Farm) 2, Block 1, Bee Ridge Farms, Section 3, Township 37 South, Range 18 East, according to the plat thereof, recorded in Plat Book A, Page 40, of the Public Records of Sarasota County, Florida; LESS the East 19 feet thereof taken by County of Sarasota for right-of-way and also LESS and Except that part described in Official Records Instrument No. 2005082373, of the Public Records of Sarasota County, Florida.

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TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under the Grantor; and that said land is free of all encumbrances, except:

1. Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code recorded July 30, 1999, under Instrument Number 1999103819, in the Public Records of Sarasota County, Florida.
2. Permanent Drainage Easement granted to Sarasota County recorded August 28, 2001, under Instrument Number 2001123960, in the Public Records of Sarasota County, Florida.
3. Permanent Sidewalk Easement granted to Sarasota County recorded August 28, 2001, under Instrument Number 2001123961, in the Public Records of Sarasota County, Florida.
4. Communication Easement in favor of Verizon Florida Inc. recorded November 6, 2002, under Instrument Number 2002184256, in the Public Records of Sarasota County, Florida.
5. Memorandum of Agreement with Comcast Cablevision of West Florida, Inc. recorded in Instrument Number 20036656, and Easement granted to Comcast Cablevision of West Florida, Inc. contained in instrument recorded January 13, 2003, under Instrument Number 20036655, Public Records of Sarasota County, Florida.
6. All matters contained on the Plat of Bee Ridge Farms, as recorded in Plat Book A, Page 40, in the Public Records of Sarasota County, Florida.
7. Rights of tenants in possession, as tenants only, under prior unrecorded residential leases.
8. Taxes and assessments for the year 2011 and all subsequent years, which are not yet due and payable.

**[SIGNATURES AND NOTARY ACKNOWLEDGEMENTS
APPEAR ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed as of the 21st day of January, 2011.

Signed, sealed and delivered in the presence of

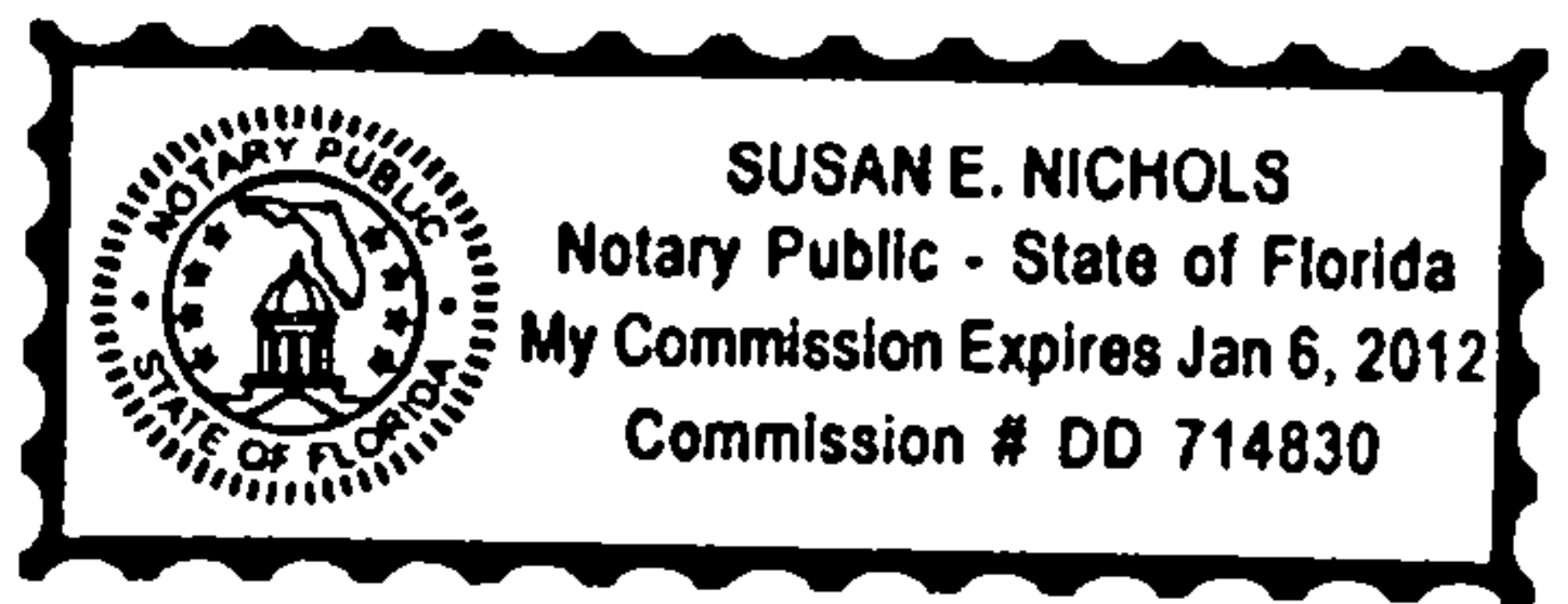
Print Name: Michael Kirelle

Edith Garcia
Print Name: EDITH GARCIA

BERMUDA ESTATES, INC.,
a Florida corporation
BY: [Signature]
Mark A. Gensheimer, President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 21st day of January, 2011 by Mark A. Gensheimer, as President of Bermuda Estates, Inc., a Florida corporation, the Grantor, who is either personally known to me or produced _____ as identification.



[Signature]
NOTARY PUBLIC
My Commission expires:
[Print, type or stamp name of Notary]