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INSTRUMENT # 2013001359 3 PGS
2013 JAN 04 10:23 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
RECTRAIN Receipt#1574264
Doc Stamp-Deed: 10,500.00

This instrument prepared by and return to:
Title Security
575 2nd Avenue South
St. Petersburg, FL 33701
File # 12-13486

WARRANTY DEED

This WARRANTY DEED is made this 28th day of December, 2012, between Anderson Ventures, Inc., a Florida corporation, whose mailing address is 575 2nd Avenue South, St. Petersburg, FL 33701 ("Grantor") and RTN Ventures, LLC, a Florida limited liability company, whose mailing address is 3825 Tamiami Trail, Sarasota, FL 34239 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and the Grantee's heirs, successors and assigns forever, all that certain parcel of land legally described as follows:

SEE ATTACHED EXHIBIT "A"

Real Estate Tax Parcel No: 0057-13-0001

Sales/Transfer Price: $1,500,000.00

The property does not constitute any portion of the Grantor's Homestead.

SUBJECT TO restrictions, easements and reservations of record.

TOGETHER WITH all improvements thereon, including equipment, fixtures and furnishings contained therein according to the contract of sale.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for the year 2012 and subsequent years. ("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

WITNESSES:

Witness Harvey A. Ford

Witness Brenda DeBun

Anderson Ventures, Inc., a Florida corporation

By: _____
Stephenson Anderson, President

(SEAL)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 27 of December, 2012, by Stephenson Anderson, President of Anderson Ventures, Inc., a Florida corporation, on behalf of said corporation. He is personally known to me or has produced _____ as identification.

_____
Print Name _____
Notary Public for State of Florida
(SEAL)
My Commission Expires:

HARVEY A. FORD
Commission # EE 107747
Expires July 20, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

Parcel 4 (Tract 1):

Begin at the Southwest corner of Section 32, Township 36 South, Range 18 East, Sarasota County, Florida; thence go North 2 degrees 28 minutes 28 seconds East along the section line of Section 32 for 200 feet to a point; thence go North 89 degrees 50 minutes 44 seconds East, 47.72 feet to a point for Point of Beginning; thence go North 2 degrees 28 minutes 28 seconds East, 95.15 feet to a point; thence go North 89 degrees 50 minutes 44 seconds East, 188.18 feet to a point; thence go South 2 degrees 28 minutes 28 seconds West, 95.15 feet to a point; thence go South 89 degrees 50 minutes 44 seconds West, 188.18 feet to the Point of Beginning.

And

Parcel 5 (Tract 2):

Begin at the Southwest corner of Section 32, Township 36 South, Range 18 East, Sarasota County, Florida; run thence East along the section line, 235.9 feet to the Point of Beginning; run thence North 294.85 feet to a point; thence East 26.4 feet to a point; thence South 294.85 feet to a point on the South Section line of said Section 32; thence West 26.4 feet to the Point of Beginning; lying and being in Section 32, Township 36 South, Range 18 East; Less any road right of way.

Less that part thereof conveyed by Bellock-McKnown, Inc. to I.H. Bradley and Hazel A. Bradley, by Deed recorded in Official Records Book 148, Page 187, Public Records of Sarasota County, Florida.