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PREPARED BY:

Alison H. Haskins, Esquire
Livingston, Patterson, Strickland & Siegel, P.A.
46 North Washington Boulevard, Suite 1
Sarasota, FL 34236
(941) 365-0550

WARRANTY DEED

THIS INDENTURE, made as of the 20th day of September, 2007, between **FEDERAL RESORT PROPERTIES, INC.**, a Florida corporation (the "Grantor") and **HOLIDAY COVE RV RESORT, LLC**, a Florida limited liability company, whose address is 11900 Cortez Road West, Bradenton, Florida 34215 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100's DOLLARS (\$10.00) and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the Grantee forever, the following described real property located in the County of Manatee, State of Florida, to-wit:

See attached Exhibit "A" for legal description.

Subject to the permitted exceptions set forth on Exhibit "B" attached hereto.

Parcel Identification Numbers: 76153.0005/5 and 76157.0005/6

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property that Grantor hereby fully warrants title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

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

WITNESSES:

FEDERAL RESORT PROPERTIES, INC., a Florida corporation

Patricia A. Blair
patricia a. Blair
(print name of witness)

By: Stanley A. Riggs
Stanley A. Riggs, as President
Address: 2300 South Dock Street
Palmetto, FL 34221

Susan A. Hughes
SUSAN A. Hughes
(print name of witness)

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 20 day of September, 2007, by Stanley A. Riggs, as President of FEDERAL RESORT PROPERTIES, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who produced FL Drivers License as identification.

Patricia A. Blair
Notary Public
My Commission Expires: _____



EXHIBIT "A"

Beginning at Northeast corner of the Southeast 1/4 of Section 3, Township 35 South, Range 16 East, Manatee County, Florida, this point also being the Southeast corner of U.S. Government Lot 1, being and lying in said Section 3, said point being the Point of Beginning; thence S 00°05'09" E, along the East line of said Section 3, a distance of 162.98 feet to the Northerly right of way line of Cortez Road (State Road 684, a 100' wide public right of way); thence N 65°12'00" W, along said Northerly right of way line, a distance of 107.73 feet to a point of curve to the left having a radius of 1,959.86 feet and a central angle of 18°34'19"; thence Westerly along the arc a distance of 635.27 feet; thence N 00°23'00" E, a distance of 623.19 feet to a point of intersection with the Northerly line of Block 87 of The Amended Plat of Cortez Addition to Cortez, as recorded in Plat Book 2, Page 59 of the Public Records of Manatee County, Florida; thence S 65°05'00" E, along said Northerly line of Block 87, a distance of 774.39 feet to the aforementioned East line of said Section 3; thence S 00°05'09" E, along said East line of Section 3, a distance of 348.31 feet to the Point of Beginning.

EXHIBIT "B"
(Permitted Exceptions)

1. Taxes and assessments for the year 2007 and subsequent years.
2. Outfall Ditch Easement Deed granted to the State of Florida in Deed Book 268, Page 405, together with disclaimer of a portion of said easement by the State of Florida Department of Transportation recorded in Official Records Book 652, Page 106, all of the Public Records of Manatee County, Florida.
3. Drainage Easement granted to the State of Florida in Official Records Book 637, Page 285, of the Public Records of Manatee County, Florida.
4. Agreement between Time Warner Entertainment - Advance/Newhouse, a New York general partnership, through its Tampa Bay Division, d/b/a Time Warner Communications and Federal Resort Properties, Inc., as evidenced in memorandum recorded in Official Records Book 1712, Page 2408, of the Public Records of Manatee County, Florida.
5. The nature, extent or existence of riparian rights.
6. The rights, if any, of the State of Florida based on the doctrine of the state's sovereign ownership of lands lying below the mean high water line of any navigable or tidally influenced waters.
7. The rights of upper and lower owners in and to the use of the waters of Sarasota Bay and to the continued uninterrupted flow thereof.
8. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.
9. Royalty interests of Coastal Petroleum Company, its successors and assigns, pursuant to agreements with the Trustees of the Internal Improvement Fund of the State of Florida as to that portion of the land lying beneath the waters of Sarasota Bay or other adjacent waters, which interests do not include right of surface or subsurface entry or rights to mine, drill or otherwise obtain access to minerals beneath the surface of the land.
10. The property conveyed shall not include any mobile home or manufactured housing unit which may be affixed to the land.
11. Unrecorded lease agreements for mobile home lots with the lessee tenants in the mobile home park constructed upon the real estate described in Exhibit "A".