

3 pages - 2/15
1st copy - 1/1/2005

PREPARED BY AND RETURN TO:
S. Carter Jones, of Chicago Title Insurance Company
5447 Nellie Davis Lane
Tampa, Florida 33634
Pursuant to the issuance of title insurance

Property Appraisers Parcel Identification (Folio) Number(s): **21-45-25-11-00000.0030**

200506247

WARRANTY DEED

THIS WARRANTY DEED made and executed as of the 14 day of OCTUBER,
2005 by D. Michael Sherman Associates, an Ohio general partnership, and having its principal
place of business at

1340 DELOT ST #300, RIVERSIDE CENTER, OHIO 44116

hereinafter called the grantor, to

Riverside Center, LLC, a Florida limited liability company,

whose post office address is

7800 UNIVERSITY POINTS DR. #200 FT MYERS FL 33907

hereinafter called the grantee: (Wherever used herein the terms "grantor" and "grantee" include all
the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the
successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells,
aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Lee
County, State of Florida, viz:

Lot 3, RIVERSIDE CENTER, according to the plat thereof recorded in Plat Book
72, Page 13, of the Public Records of Lee County, Florida.

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 the 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, and hereby warrants the title to said land and will defend the same against the lawful claims
of all persons whomsoever; and that said land is free of all encumbrances except those matters
shown on Exhibit "A" attached hereto as Permitted Exceptions.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its
name by its duly-authorized partner, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
 (Witness signature)

MICHAEL J. KMETZ
 (Typed or printed witness name)

[Signature]
 (Witness signature)

William F. Turner
 (Typed or printed witness name)

D. Michael Sherman Associates,
 an Ohio general partnership

By: [Signature]

D. MICHAEL SHERMAN
 (Typed or printed name)

Its Partner

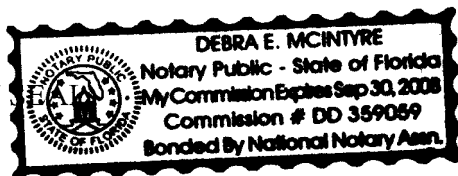
STATE OF Florida

COUNTY OF Lee

I HEREBY CERTIFY that on this day, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared D. Michael Sherman, who is personally known to me or has produced Florida Drivers License as identification and who did take an oath, in his/her capacity as Partner of D. Michael Sherman Associates, an Ohio general partnership, named as grantor in the foregoing deed and that he/she acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said partnership.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of October, 2005.

(NOTARY)



[Signature]
 Notary Public, State of Florida

Debra E. McIntyre
 (Typed or printed Notary Public name)

My Commission expires:

Exhibit "A"

Permitted Exceptions

1. Taxes and assessments for the year 2005 and subsequent years.
2. Lee County Ordinances 86-14 and 86-38 providing for mandatory solid waste collection and the imposition of special assessments for said collection services.
3. Restrictions, conditions, reservations, easements and other matters contained on the plat of RIVERSIDE CENTER, recorded in Plat Book 72, Page 13, of the Public Records of Lee County, Florida.
4. Rights of Walter Ashton Smith and Edythe V. Smith, his wife, and all persons claiming by, through or under same, by virtue of the reservation of the oil, gas and mineral rights in, on or under the lands described in Schedule A, as contained in the Warranty Deed, recorded July 5, 1956, in Deed Book 258, Page 453, Public Records of Lee County, Florida.
5. Resolution recorded in Official Records Book 2014, Page 4494, of the Public Records of Lee County, Florida.
6. Covenant of Unified Control recorded in Official Records Book 2044, Page 2577, of the Public Records of Lee County, Florida.
7. Covenant of Unified Control recorded in Official Records Book 2984, Page 1178, of the Public Records of Lee County, Florida.
8. Notice of Development Order Approval recorded in Official Records Book 3119, Page 4065, of the Public Records of Lee County, Florida.
9. Declaration of Covenants, Easements and Restrictions for Riverside Center recorded in Official Records Book 3714, Page 4161, of the Public Records of Lee County, Florida, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
10. Grant of Easement recorded in Official Records Book 3716, Page 187, of the Public Records of Lee County, Florida.