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 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
 03/21/2005 02:45:08 PM
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 REC FEE 10.00
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THIS INSTRUMENT PREPARED BY: Charlene M. Pinkney, Esq.
 Law Office of Charlene M. Pinkney, P.A. 555 NE 15th Street, 7th Floor Control B, Miami, Florida 33132

SPECIAL WARRANTY DEED

THIS INDENTURE made this 1st day of February, 2005, by the CONTELLA FAMILY LIMITED PARTNERSHIP (Grantor), a Nevada Limited Partnership, whose post office address is: 555 NE 15th Street, Suite 7730 Miami, Florida 33132 to 1912 South Orange, LLC. (Grantee), a Florida Corporation whose post office address is: 1221 East Lake Colony Martland, Fl. 32751

WITNESSETH:

That Grantor, a currently active Limited Partnership, for and in consideration of the sum of \$10.00 Dollars, 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 Orange County, Florida, viz: 1912 South Orange Avenue, Orlando, Florida 32806.

Legal Description: Lots 4 and 5, Block A, ILEXHURST SUBDIVISION, according to the plat thereof as recorded in Plat Book G, page 67, Public Records of Orange County, Florida.

Property Appraiser's Parcel I.D. No.

Note: The transfer of the real or personal property does not constitute all or substantially all of the Corporations assets.

This property is not the homestead of the Grantor(s).

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

The terms grantor and grantee herein shall be construed to include all genders and singular or plural as the context indicates.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

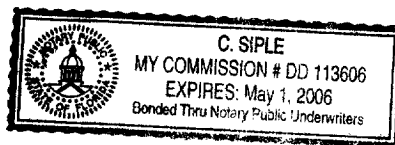
C. Siple
 First Witness
Cristina M. Siple.
 Witness Printed Name
[Signature]
 Second Witness Signature
Paola Seminario
 Witness Printed Name

[Signature] (Seal)
 Grantor
 Robert Contella, as Trustee of the T.A. Trust,
 the General Partner, of The Contella Family Limited
 Partnership, a Nevada Limited Partnership

**STATE OF FLORIDA
 COUNTY OF DADE**

The foregoing instrument was acknowledged before this 1st day of February, 2005 by ROBERT M. CONTELLA who is personally known to me or who has produced driver license(s) as identification.

C. Siple
 Printed Name: Cristina Siple
 Notary Public
 Serial Number: #DD 113066
 My Commission expires: May 1, 2006.



Return to:

This instrument prepared by:
 Name: Charlene M. Pinkney, Esq.
 Law Firm: Law Office of Charlene M. Pinkney, P.A.
 Address: 555 NE 15th Street, 7th Floor Control B, Miami, Florida 33132