

WARRANTY DEED**TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:**

KNOW YE THAT, SAVVIDIS REALTY II, of the City of Norwalk County of Fairfield and State of Connecticut acting herein by Andreas Savvidis, its General Partner, duly authorized for the consideration of **ONE MILLION ONE HUNDRED THOUSAND (\$1,100,000.00) DOLLARS** received to its full satisfaction of **GNOSIS REAL ESTATE, INC.** of the City of Norwalk, County of Fairfield and State of Connecticut does give, grant, bargain, sell and confirm unto the said **GNOSIS REAL ESTATE, INC.** its successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Grantor has or ought to have in

ALL THAT CERTAIN tract or parcel of land, with the buildings thereon, situated in the Town of Darien, in the County of Fairfield and State of Connecticut, and bounded:

NORTHERLY: 100 feet by land of Margareth A. Lombardo;
 EASTERLY: 150 feet by land now or formerly of Richard A. Hennings;
 SOUTHERLY: 70 feet by Boston Post Road;
 SOUTHWESTERLY: 47.12 feet by the curved intersection of the Boston Post Road and Richmond Drive; and
 WESTERLY: 120 feet by Richmond Drive;

all of said several dimensions being more or less.

SAID PREMISES are a portion of the property shown and delineated on a certain map entitled "Revised Map of 'Sunnycrest Acres' Prepared for United States Sports Investment Corporation, Darien, Conn.," which map is on file in the office of the Town Clerk of said Town of Darien and numbered 1624, reference thereto being had.

SAID PREMISES are conveyed subject to the following:

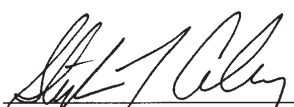
1. Any restriction or limitation imposed or to be imposed by governmental authority, including the zoning and planning rules and regulations of the City of Stamford.
2. Real Estate Taxes to the Town of Darien becoming due and payable after the delivery of this deed.
3. Zoning Board of Appeals Resolution recorded in Volume 618 at Page 98 of the Darien Land Records (DLR).
4. Zoning Board of Appeals Resolution recorded in Volume 629 at Page 182 DLR.
5. Zoning Board of Appeals Resolution recorded in Volume 737 at Page 312 DLR.
6. Notice from the Zoning Board of Appeals recorded in Volume 770 at Page 597 DLR.
7. Zoning Board of Appeals Resolution recorded in Volume 816 at Page 191 DLR.
8. Notice from the Zoning Board of Appeals recorded in Volume 835 at Page 434 DLR.
9. Zoning Board of Appeals Resolution recorded in Volume 850 at Page 450 DLR.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto him the said grantee its successors and assigns forever, to them and their own proper use and behoof. And also, the said grantor does for itself and its successors and assigns, covenant with the said grantee, its successors and assigns, that at and until the ensembling of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as herein stated.

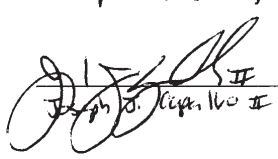
AND FURTHERMORE, the said grantor does by these presents binds itself and its successors forever to **WARRANT AND DEFEND** the above granted and bargain premises to her the said grantee, its successors and assigns, against all claims and demands whatsoever, except as herein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of July, 2008.

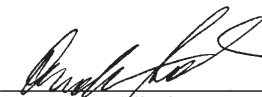
SAVVIDIS REALTY II



Stephen S. Curley



Joseph S. Caputo II




Andreas Savvidis, its General Partner (L.S.)
Duly Authorized

State of Connecticut, County of Fairfield

ss.: ~~Greenwich~~ GREENWICH

On this the 10th day of July, 2008, before me, the undersigned officer, personally appeared to me Savvidis Realty II, acting herein by Andreas Savvidis, its General Partner, duly authorized, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

In Witness Whereof, I hereunto set my hand.



Commissioner of the Superior Court

Conveyance
State \$ 7000.00 Town # 2750.00
Dana E. Papazski
Darien Town Clerk

Received for record JUL 10 2008 @ 4:06 PM
Attest Dana E. Papazski
TOWN CLERK