

PREPARED BY:

WIAND GUERRA KING
3000 BAYPORT DRIVE
SUITE 600
TAMPA, FL 33607

RECEIVER'S DEED

THIS INDENTURE, made as of the ____ day of _____, 2011, by and between **Burton W. Wiand, as Receiver for Lime Avenue Enterprises, LLC** (hereinafter referred to as the "Grantor"), having a mailing address of 3000 Bayport Drive, Suite 600, Tampa, Florida 36607 and Ron C. Carter, a single man, having an address of _____ and James F. Neal, a single man, having an address of _____ (hereinafter referred to as the "Grantees");

WITNESSETH:

That Burton W. Wiand was appointed Receiver for Lime Avenue Enterprises, LLC, owner of the Property, as hereinafter described, pursuant to that certain Order entered January 28, 2010 in *Securities and Exchange Commission v. Arthur Nadel, et al.*, United States District Court Middle District of Florida, Tampa Division Case No.: 8:09-cv-87-T-26TBM. The sale having been duly approved by Order of the United States District Court Middle District of Florida Tampa Division entered _____, 2011 (hereinafter referred to as the "Order" and attached hereto as Exhibit A and incorporated herein by this reference).

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees all of Grantor's right, title and interest in and to all that certain tract or parcel of land lying and being in Sarasota County, Florida, being more particularly described in Exhibit B attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantees forever, in as full and ample a manner as the same was held by Grantor.

EXHIBIT 2

IN WITNESS WHEREOF, Grantor has signed and sealed this Receiver's Deed, the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Witness
Print Name: _____

Burton W. Wiand, as Receiver for
Lime Avenue Enterprises, LLC (SEAL)

Witness
Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing Receiver's Deed was acknowledged before me this ____ day of _____, 2011, by **BURTON W. WIAND, AS RECEIVER FOR LIME AVENUE ENTERPRISES, LLC**, who [] is personally known to me, or [] has produced _____ as identification.

Notary Public, State of _____

[notary seal]

Print Name: _____

EXHIBIT A

ORDER APPROVING SALE

**UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION**

SECURITIES AND EXCHANGE COMMISSION,
Plaintiff,

v.

ARTHUR NADEL,
SCOOP CAPITAL, LLC,
SCOOP MANAGEMENT, INC.,

Defendants,

SCOOP REAL ESTATE, L.P.,
VALHALLA INVESTMENT PARTNERS, L.P.,
VALHALLA MANAGEMENT, INC.,
VICTORY FUND, LTD,
VIKING IRA FUND, LLC,
VIKING FUND, LLC, AND
VIKING MANAGEMENT, LLC.

CASE NO.: 8:09-cv-0087-T-26TBM

Relief Defendants.

ORDER

WHEREAS, pending before this Court is the Receiver's Unopposed Verified Motion to Convey Certain Business Assets and Real Property Located at 599 Lime Avenue, Sarasota, Florida 34237 (the "Motion") (Dkt. ___); and

WHEREAS, the Motion requests that the Court convey title to Receivership property titled to Lime Avenue Enterprises, LLC, at 599 Lime Avenue, Sarasota, Florida 34237, Lots 1 and 2 and the North 20 feet of Lots 3 and 4, Block F, EAST ADDITION TO THE CITY OF SARASOTA, as per plat thereof recorded in Plat Book 1, Pages 120 and 121, of the Public Records of Sarasota

County, Florida (“Real Property”), from Burton W. Wiand, as Receiver for Lime Avenue Enterprises, LLC, to Ron C. Carter, a single man and James F. Neal, a single man; and

WHEREAS, title to the Real Property is vested in Lime Avenue Enterprises, LLC, a Florida limited liability company in receivership and currently under the administration of Court-appointed Receiver, Burton W. Wiand, by virtue of that General Warranty Deed from Ron C. Carter, a single man, and James F. Neal, a single man, to Lime Avenue Enterprises, LLC, dated August 3, 2006, and recorded in Official Records Instrument #2006144004, in the Public Records of Sarasota County, Florida; and

WHEREAS, the Motion requests that the Court convey all remaining equipment and furniture (“Business Assets”) of A Victorian Garden Florist, LLC to Ron C. Carter and James F. Neal; and

WHEREAS, the Court, having considered all matters submitted with respect to the Motion, and having reached the conclusion that the Motion is well-founded and that the relief requested is both in the interest of the Receivership and within the Court’s powers to supervise equity receiverships, hereby Orders that the Motion of the Receiver is Granted and the conveyance of Real Property and business assets is approved.

NOW, THEREFORE it is ORDERED and ADJUDGED that:

1. Lots 1 and 2 and the North 20 feet of Lots 3 and 4, Block F, EAST ADDITION TO THE CITY OF SARASOTA, as per plat thereof recorded in Plat Book 1, Pages 120 and 121, of the Public Records of Sarasota County, Florida is hereby conveyed from Burton W. Wiand, as Receiver for Lime Avenue Enterprises, LLC, to Ron C. Carter, a single man, and James F. Neal, a single man, free and clear of all non-governmental claims, liens, and encumbrances; and

2. This Order shall vest title to the same extent as if a properly executed deed of conveyance were issued by the Receiver or Lime Avenue Enterprises, LLC, as grantor, to Ron C. Carter, a single man, and James F. Neal, a single man, as grantee; and

3. The Receiver, to the extent necessary, is authorized to transfer title to the Real Property via Receiver's Deed according to the terms and in the manner set forth in the Motion; and

4. All remaining business assets of A Victorian Garden Florist, LLC, currently remaining on the premises of the flower shop located at 599 Lime Avenue, Sarasota, Florida 34237, are hereby conveyed to Ron C. Carter and James F. Neal according to the terms and in the manner set forth in the Motion.

DONE and ORDERED in chambers in Tampa, Florida this ____ day of _____, 2011.

UNITED STATES DISTRICT COURT JUDGE

EXHIBIT B

LEGAL DESCRIPTION

Lots 1 and 2 and the North 20 feet of Lots 3 and 4, Block F, EAST ADDITION TO THE CITY OF SARASOTA, as per plat thereof recorded in Plat Book 1, Pages 120 and 121, of the Public Records of Sarasota County, Florida