PREPARED BY:
JEFFREY R. MINER, ESQUIRE
CROUCH & MINER, PA
1001 North Federal Highway
Hallandale, Florida 33009

94-115148 T#002
03-09-94 06:30PM

$ 4025.00
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

Grantees SS # _____

Folio # 8136-06-0017

Record and return to:
Annis,Mitchell,Cockey,
1 Tampa City Center, #2100
Tampa, FL 33601 #1754-171-1

WARRANTY DEED

THIS WARRANTY DEED made this 1st day of March, 1994 by MANERO'S OF FLORIDA, INC., a Florida corporation, whose address is 2200 Palm Beach Lakes Blvd., West Palm Beach, Florida 33409, hereinafter called the Grantor, to BC REAL ESTATE INVESTMENTS, INC., a Delaware corporation, whose office address is 1804 Centre Point Dr. #104, Naperville, IL 60563, 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 TEN and 00/100 ($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 Broward County, State of Florida, viz:

A portion of Section 36, Township 48 South, Range 41, East, being a portion of the Shopping Center Tract as shown on the Plat of MARGATE REALTY NO. 1, as recorded in Plat Book 42, Page 42, Public Records of Broward County, Florida, being more particularly described as follows:

From the East 1/4 corner of said Section 36, run North 88 44'58" West, along the South line of the South 1/2 of the Northeast 1/4 of said Section 36 for a distance of 746.68 feet; thence run North 0°36'05" West for a distance of 53.03 feet to the Point of Beginning of the following described parcel: thence continue North 0°36'05" West, along the last described course for a distance of 170.00 feet; thence run North 88°44'58" West for a distance of 130.00 feet; thence run North 0°36'05" West for a distance of 5.00 feet; thence run North 88°44'58" West for a distance of 25.00 feet; thence run South 0°36'05" East for a distance of 175.00 feet; thence run South 88° 44'58" East along the Northerly Right-of-Way line of West Atlantic Boulevard for a distance of 155.00 feet to the Point of Beginning.

Together with all rights under that certain Cross Parking Agreement recorded in Official Records Book 7226, Page 316 of the Public Records of Broward County, Florida.

Subject to those matters listed on First American Title Insurance Company Owner's Title Commitment No. FA-CC-428255.

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

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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 taxes accruing subsequent to December 31, 1993.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Printed Name Peggy R. Miner

Printed Name Diane C. Hayden

Printed Name Peggy R. Miner

Printed Name Diane C. Hayden

MANERO'S OF FLORIDA, INC.
2200 Palm Beach Lakes Blvd.
West Palm Beach, FL 33409

By: James A. Tiernan
JAMES A. TIERNAN, President

By: Donna Mahoney
DONNA MAHONEY,
Assistant Secretary

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1st day of March, 1994 by JAMES A. TIERNAN and DONNA MAHONEY as President and Assistant Secretary of MANERO'S OF FLORIDA, INC., who produced State of Florida Drivers' Licenses as identification. ~~and who did take an oath.~~

Notary Public, State of Florida
Diane C. Hayden

My Commission Expires:
11/12/95

OFFICIAL NOTARY SEAL
DIANE C HAYDEN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC161067
MY COMMISSION EXP. NOV. 12,1995

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