

Itzler & Itzler, P.A.
1421 SE 4th Avenue
Suite A
Ft. Lauderdale, FL 33316

Rebuen to:
This Document Prepared By:
Patrick G. Kelley, Esq.
Kelley, Herman & Smith
1401 East Broward Boulevard, Suite 206
Fort Lauderdale, FL 33301

Parcel ID Number: 10201-04-00300

Warranty Deed

This Indenture, Made this 12th day of April, 2005 A.D., Between
MICHAEL J. GRIMME and PAMELA D. GRIMME, husband and wife

of the County of Broward, State of Florida, grantors, and
LAUDERDALE WATERFRONT ASSOCIATES, LLC, a Delaware limited liability
company

whose address is: 2400 East Las Olas Boulevard, #324
Fort Lauderdale, FL 33301

of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Broward State of Florida to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF WITHOUT
SERVICING TO REIMPOSE SAME.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Patrick G. Kelley
Printed Name: PATRICK G. KELLEY
Witness

Rose Ann Tarasuk
Printed Name: ROSE ANN TARASUK
Witness

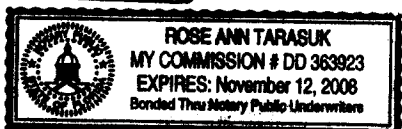
Michael J. Grimme (Seal)
MICHAEL J. GRIMME
P.O. Address: 3705 West Commercial Blvd.
Fort Lauderdale, FL 33309

Pamela D. Grimme (Seal)
PAMELA D. GRIMME
P.O. Address: 3705 West Commercial Blvd.
Fort Lauderdale, FL 33309

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 12th day of April, 2005 by
MICHAEL J. GRIMME and PAMELA D. GRIMME, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.



Rose Ann Tarasuk
Printed Name: ROSE ANN TARASUK
Notary Public
My Commission Expires:

(3)

EXHIBIT "A"

LEGAL DESCRIPTION

The East 75 feet of the West 150 feet of the South 100 feet in Block C of BIRCH OCEAN FRONT SUBDIVISION, according to the Plat thereof, recorded in Plat Book 19, Page 26, of the Public Records of Broward County, Florida.

A handwritten signature in black ink, appearing to be a stylized 'J' or 'K' followed by a flourish.A handwritten signature in black ink, appearing to be 'PAB' followed by a flourish.

APR-13-2005 WED 04:23 PM KELLEY HERMAN SMITH

FAX NO. 954 522 0396

P. 03

EXHIBIT "B"

1. Taxes and assessments for the year 2005 and subsequent years, which are not yet due and payable.
2. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).
3. Restrictions regarding subdivision approval, dated April 24, 1950, recorded May 22, 1950 in Deed Book 694, Page 264.
4. Easement reservation in deed dated June 2, 1950, recorded in Deed book 695, Page 512.
5. Easement(s) granted to Selkirk Communications, Inc., recorded in Official Records Book 14337, Page 56 and Official Records Book 19099, Page 253, of the Public Records of Broward County, Florida.
6. The following matters shown by survey, Job No. U-0603, dated February 26, 2005, revised March 16, 2005 and March 23, 2005, by Jerald A. McLaughlin of McLaughlin Engineering Company, together with any consequences, obligations and easement rights associated therewith, to wit:

A) Encroachment of walkway, concrete pavement, chain link fence and metal fences into utility easement recorded in Deed Book 695, Page 512.

NOTE: Broward County Ordinance No. 2002-61 recorded November 21, 2002 in Official Records Book 34145, Page 1891.

NOTE: All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated.