

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SCARLET RUGAMA
THE GREATER TITLE SERVICES, INC.
5835 BLUE LAGOON DRIVE # 101
MIAMI, FLORIDA 33126
Property Appraisers Parcel Identification (Folio) Numbers:
11923-05-06100

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 12th day of August, A.D. 2004 by SHOMA DEVELOPMENT CORP., A FLORIDA CORP. herein called the grantor, to VINCENT M. OLMO, a single man, and PETER F. FUERST, a single man

whose post office address is 2343 SW 195TH AVENUE MIRAMAR, FL 33029, hereinafter called the Grantees:
(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'S (\$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:

LOT 61, IN BLOCK 1, OF HARBOUR LAKE ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169, AT PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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 grantees 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, 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, 2003.

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

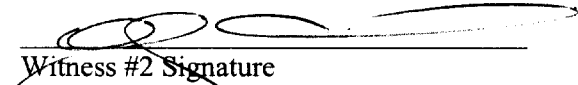
Signed, sealed and delivered in the presence of:



Witness #1 Signature

SCARLET RUGAMA

Witness #1 Printed Name



Witness #2 Signature

ADALTA GARCIA


Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of August, 2004 by MASOUD SHOJAEI, PRESIDENT of SHOMA DEVELOPMENT CORP., A FLORIDA CORP. on behalf of the corporation. He/she is personally known to me.

SEAL

My Commission Expires:



Notary Signature
SCARLET RUGAMA

Printed Notary Signature