

839213

1050

WARRANTY DEED

THIS WARRANTY DEED, made and executed as of the 30th day of June, 1987, by FRED L. NETTERE, hereinafter called the "Grantor", to CRB OF FLORIDA, INC., a Delaware corporation, whose post office address is c/o Mr. Edward G. Rogoff, 630 Fifth Avenue, Room 2930, New York, New York 10111, 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 any individual(s), and the successors and assigns of any corporation(s).)

4/14/05 Scan then file in deed book

Ft. Pierce Studios, WAVV-TV
Town

3771 S.E. Jennings Rd
Port St. Lucie, FL

Market - Ft. Pierce, FL

550

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in St. Lucie County, Florida, to-wit:

The South 400 feet of the West 1/2 of Lot 2, Block 1, of ST. LUCIE GARDENS, PLAT 1, according to the plat thereof, recorded in Plat Book 1, Page 35 of the Public Records of St. Lucie County, Florida, Section 12, Township 37 South, Range 40 East.

The property being conveyed hereunder is not the homestead of the Grantor. The home address of the Grantor is 1357 Northeast Boulevard, Apartment 307, Stuart, Florida 33494.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT to conditions, limitations, restrictions, reservations, leases, easements, and rights-of-way of record, if any, provided, however, that nothing contained herein shall operate to reimpose any of the foregoing; taxes for the year 1987, and subsequent years; and applicable zoning ordinances.

TO HAVE AND TO HOLD, the same in fee simple forever.

This Instrument Prepared by
and Return to:

Domenick R. Esquire
Shutts & Bowen
Forum III, Suite 700
1675 Palm Beach Lakes Boulevard
West Palm Beach, Florida 33401

550.00

And the Grantor hereby covenants with the said Grantee that it is lawfully seised of the said premises in fee simple; that it has good right and lawful authority to sell and convey the same; that it hereby fully warrants the title to the said premises and will defend the same against the lawful claims of all persons whomsoever; and that said premises are free of all encumbrances except those to which this deed is made subject as noted above.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in his name, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
FRED L. NETTERE

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared FRED L. NETTERE, and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of June, 1987.

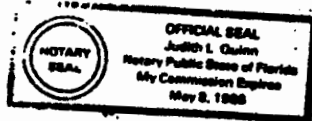
839213

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90 FILED AS DEED
DOUGLAS COUNTY CLERK
ST. LUCIE COUNTY, FL.

[Handwritten signature]
Notary Public
State of Florida at Large

My Commission Expires:



WCMS1556/ds(5)