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 Palm Beach County, Florida
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 Dorothy H Wilken, Clerk of Court
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Prepared by and Return to:
 Kenneth A. Wenzel, Esq.
 Hodgson Russ LLP
 1801 North Military Trail, Suite 200
 Boca Raton, FL 33431
 Property Appraisers Parcel
 Identification (Folio) Number(s): Portion of 24-43-47-09-00-01-0010

STATUTORY WARRANTY DEED
 (STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made the 20 day of December, 2004, between **Highland Beach Real Estate Holdings, Inc., a Florida corporation**, whose address is 4612 South Ocean Blvd., Highland Beach, FL 33487, hereinafter called the Grantor, to **Highland Beach Holdings, LP, a Delaware limited partnership**, whose address is 4612 South Ocean Blvd., Highland Beach, FL 33487, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and the Grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

The North 100 feet of the South 300 feet of the North half of the North half of GOVERNMENT LOT 1, Section 9, Township 47 South, Range 43 East, lying West of the West right-of-way line of State Road A-1-A, said lands situate, lying and being in Palm Beach County, Florida.

SUBJECT TO zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and any unpaid real estate taxes.

(TITLE NOT EXAMINED BY SCRIVENER)

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Highland Beach Real Estate Holdings, Inc., a Florida corporation

Donna Ferrandi
Signature of Witness

By: Lucia Milani
Lucia Milani, President

Printed Name: Donna Ferrandi

Kenneth A. Wenzel
Signature of Witness

Printed Name: KENNETH A. WENZEL

STATE OF FLORIDA)

:ss.

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 10 day of December, 2004, by Lucia Milani, as President of Highland Beach Real Estate Holdings, Inc., a Florida corporation, on behalf of said corporation, who is () personally known to me or who has produced FDC as identification.



Donna Ferrandi
Notary Public - State of Florida

Printed Name of Notary

My Commission Expires: