



THIS INSTRUMENT PREPARED BY:

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Palm Beach County, Florida
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Parcel Identification Numbers:
#12-43-46-18-00-000-5101
12-43-46-18-00-000-5111
12-43-46-18-00-000-5122

WARRANTY DEED

THIS INDENTURE, made this 2nd day of December, 2002, **BETWEEN ROBERTA L. MENG**, Trustee under Declaration of Trust, dated December 31, 1986, of the County of Palm Beach, State of Florida, whose post office address is 5390 Pennock Point Road, Jupiter, Florida 33458, party of the first part, and **DELRAY LAND HOLDINGS, LLC**, a Florida Limited Liability Company, of the County of Palm Beach, State of Florida, whose post office address is 1360 N.W. 33rd Street, Pompano Beach, Florida 33064, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, to the first party in hand, paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, the second parties' heirs and assigns forever, the following described land, situate, and being in the County of Palm Beach, State of Florida, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS INCORPORATED BY REFERENCE AS IF FULLY SET FORTH HEREIN.

SUBJECT TO:

1. Taxes for the year 2003 and subsequent years.
2. Conditions, limitations, reservations, restrictions, covenants, easements of record and applicable zoning ordinances but not so as to reimpose same.

AND the said party of the first part 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, the said party of the first part has hereunto set her hand and seal the day and year first above written.

[SIGNATURES/NOTARY APPEARS ON SUCCEEDING PAGE]

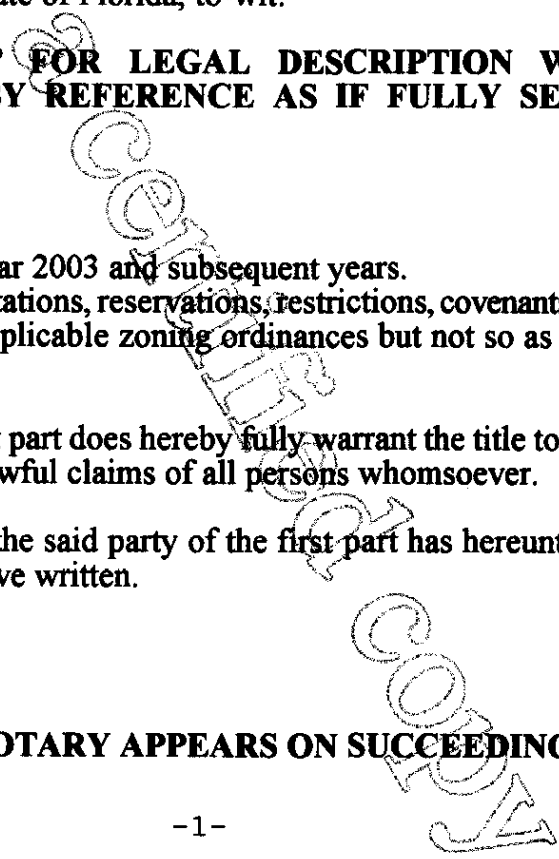


Exhibit "A"**Legal Description****PARCEL B**

Certain parcels of land lying in Section 18, Township 46 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

PARCEL 1:

From the Northwest corner of the Northwest quarter (NW 1/4) of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of said Section 18, bear N. 89° 56' 09" W., on an assumed bearing along the Quarter section line of said Section 18, a distance of 322.40 feet; thence S. 0° 39' 30" E., parallel with the West line of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 18, a distance of 419.23 feet to a point 250.0 feet North of the North Right of Way line of "old" State Road 806 (Delray West Road), as measured along the Southerly extension of this line, said point being the Point of Beginning; thence S. 70° 25' 30" W., a distance of 150.0 feet; thence N. 0° 39' 30" West., a distance of 300 feet; thence N. 70° 25' 30" E., a distance of 150.0 feet to an intersection with the aforescribed line parallel with the West line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 18; thence S. 0° 39' 30" E., along said parallel line, a distance of 300.0 feet to the Point of Beginning.

As to Parcel 1, subject to a 20 feet easement for road purposes over and across the East 20 feet of said property.

PARCEL 2:

Commencing at the Northwest corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 18; thence N. 89° 56' 09" W., (assumed) along the Quarter (1/4) section line of said Section 18, a distance of 322.40 feet; thence S. 00° 39' 30" E., parallel with the West line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 18, a distance of 163.99 feet to the Point of Beginning of the parcel to be herein described; thence continue S. 00° 39' 30" E., a distance of 242.07 feet; thence N. 82° 33' 43" E., a distance of 69.89 feet; thence N. 00° 39' 30" W., parallel with the West line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 18, a distance of 232.96 feet; thence N. 89° 56' 09" W., parallel with the Quarter Section line of said Section 18, a distance of 69.40 feet to the Point of Beginning afore described.

TOGETHER WITH THE FOLLOWING:

An easement for ingress and egress over and across that certain parcel of land lying in Section 18, Township 46 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at a point in the Northerly line of the right-of-way of State Road Number 806 at a distance of 700 feet Easterly, measured along said right-of-way line, from the Easterly right-of-way line of Lake Worth Drainage District's Equalizing Canal No. E-4; thence Northerly, parallel to the West line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 18, Township 46 South Range 43 East, a distance of 259.67 feet, more or less, to a point in the South line of land conveyed by C.C. Townes, and wife, to Edgar DeCarie, and wife, by Deed dated January 15, 1951, and recorded in Deed Book 933, page 169, Public Records of Palm Beach County, Florida; thence Westerly along the South line of land so conveyed, a distance of 20.14 feet; thence southerly, parallel to and 20 feet Westerly (Measured at right angles) from the first herein described course, a distance of 263.62 feet, more or less, to a point in said Northerly right-of-way line of State Road Number 806; thence Easterly, along said right-of-way line, a distance of 20.98 feet, more or less, to the Point of Beginning. Less additional right-of-way for State Road Number 806 (Delray Road).