



THIS INSTRUMENT PREPARED BY:

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02/12/2003 12:40:22 20030081420  
OR BK 14790 PG 1233  
Palm Beach County, Florida  
AMT 895,000.00  
Doc Stamp 6,265.00

**Parcel Identification**  
**#12-43-46-18-00-000-5110**

**WARRANTY DEED**

**THIS INDENTURE**, made this 29<sup>th</sup> day of January, 2003, **BETWEEN SHAW DEVELOPMENT LTD, a Florida Limited Partnership**, of the County of Palm Beach, State of Florida, whose post office address is 3061 N.W. 17 Terrace, Ft. Lauderdale, FL 33311, 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. 33<sup>rd</sup> 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 its hand and seal the day and year first above written.

**[ SIGNATURES/NOTARY APPEARS ON SUCCEEDING PAGE ]**

Signed, sealed and delivered  
in the presence of:

[Signature]  
SIGNATURE

Joseph R Colletti  
PRINT SIGNATURE

[Signature]  
SIGNATURE

MAI McBREDE  
PRINT SIGNATURE

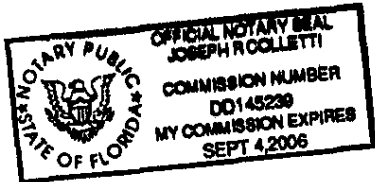
**SHAW DEVELOPMENT LTD, a Florida  
Limited Partnership**

By: [Signature]  
JAMES L. SHAW, General Partner

STATE OF FLORIDA                     )  
                                                              ) SS  
COUNTY OF BROWARD                )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 2003, by JAMES L. SHAW, General Partner of SHAW DEVELOPMENT LTD, a Florida Limited Partnership, who has produced a Florida Driver's License as identification and who did not take an oath.

My commission expires:



[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
Joseph R Colletti  
PRINT NAME OF NOTARY

*certified copy*

**Exhibit "A"**

**Legal Description**

A parcel of land in Section 18, Township 46 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at a point in the East-West 1/4 section line of said Section 18, at a distance of 322.4 feet West of the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 18, said Point of Beginning being the Northwest corner of land conveyed by Edgar DeCarie and wife to Deerfield Beach Concrete Products Co., Inc., by deed dated April 5, 1955 and recorded in Deed Book 1095, Page 2, Public Records of Palm Beach County, Florida; thence Southerly along the West line of land so conveyed a distance of 269.66 feet, more or less to a point 400 feet Northerly, measured along said West line and its Southerly extension, from the Northerly Right-of-Way line of State Road No. 806, also known as Delray West Road; thence Westerly, making an angle with said West line, measured from North to West of 103° 55 minutes, a distance of 640.80 feet to a concrete monument set in the ground; thence continue Westerly along the same course, a distance of 15 feet, more or less, to the waters' edge of Lake Worth Drainage District Canal E-4; thence Northerly along the waters' edge of said Canal E-4, a distance of 500 feet, more or less, to a point in said East and West 1/4 Section line; thence Easterly along said 1/4 Section line, a distance of 14 feet, more or less, to a concrete monument set in the ground; thence continue Easterly along said 1/4 Section line, a distance of 504.05 feet, more or less, to the Point of Beginning.

Subject to existing Right-of-Way of said Lake Worth Drainage District Canal No. E-4.

LESS the following described parcel, to-wit:

A parcel of land lying in the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 46 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

From the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 18, bear N 89° 56' 09" W on an assumed bearing along the 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 said Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 18, a distance of 269.23 feet to a point 400.00 feet North of 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" West a distance of 150 feet; thence N 00° 39' 30" W a distance of 150 feet; thence N 70° 25' 30" E, a distance of 150 feet to an intersection with the afore-described line parallel with the West line of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 18; thence S 00° 39' 30" E, along the said parallel line a distance of 150 feet to the Point of Beginning; subject to an easement for road purposes over the East 20 feet thereof.