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BLUE MARLIN TITLE CORPORATION
2400 E. Commercial Blvd. Ste. 706
FORT LAUDERDALE, FL 33308

Prepared By:

Donald M. Allison, Esquire
Gillespie & Allison, P.A.
1515 South Federal Highway
Suite 306
Boca Raton, FL 33432

Parcel ID Numbers: **8222-01-0430, 8222-01-0440,**
8222-01-0470, 8222-01-0480, 8222-01-0481

Warranty Deed

This Indenture, Made this **28th** day of **February, 2007** A.D.,

Between **1600 Corporation, a corporation existing under the laws of the State of Florida and 1400 Corporation of Broward, a corporation existing under the laws of the State of Florida,** of the County of Broward, State of Florida, **Grantors,** and

Republic Enterprises, LLC, a Florida limited liability company, the address of which is: 1360 N.W. 33rd Street, Pompano Beach, Fl 33064 of the County of Broward, State of Florida, **Grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of ----TEN DOLLARS (\$10)---- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida to wit:

The West ½ of the West ½ of the Northwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 22, less the North 25 feet thereof, and the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of said Section 22, less the North 25 feet thereof, and less the West 25 feet thereof, and less the South 125 feet of the North 150 feet of the West ½ of the West ½ of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of said Section 22, Township 48 South Range 42 East; together with:

The West ½ of the East ½ of the Northwest ¼ of the Southwest ¼ of the Northeast ¼; and the East ½ of the West ½ of the Northwest ¼ of the Southwest ¼ of the Northeast ¼; the West 10 feet of the East ½ of the East ½ of the Northwest ¼ of the Southwest ¼ of the Northeast ¼; less the North 25 feet thereof; all of Section 22 Township 48 South, Range 42 East; Said land also is described as the West 10 feet of Tract 46, and all of Tracts 47 and 48 of the unrecorded Plat of Pompano Farms; together with:

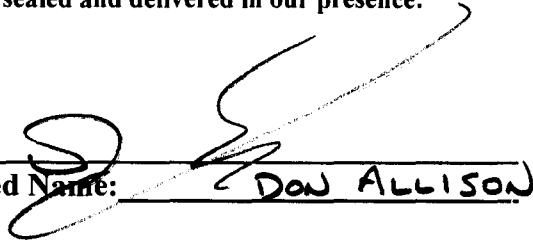
The North 150 feet of the West ½ of the West ½ of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 22, Township 48 South, Range 42 East, less the North 25 feet thereof, and less the West 25 feet thereof.

Said lands lying, being and situate in Broward County, Florida.


and the Grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

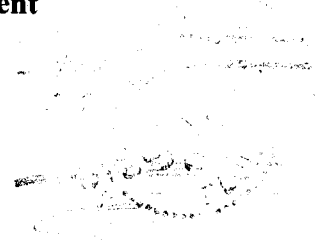
Signed, sealed and delivered in our presence:


Printed Name: DON ALLISON

1600 Corporation, a Florida Corporation

By:  (Seal)
Peter R. Armonda, President
P.O. Address:


Printed Name: PATRICIA R. HARRIS



(K)

[Handwritten Signature]

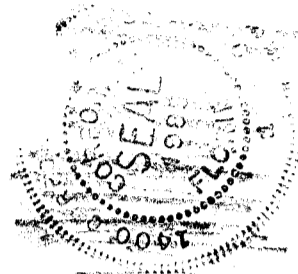
Printed Name: DON ALLISON

1400 Corporation of Broward, a Florida corporation

By: *[Handwritten Signature]* (Seal)

Peter Armonda, President

P.O. Address:



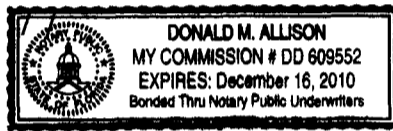
[Handwritten Signature]
Printed Name: PATRICIA R. HARRIS

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this **28th** day of **February, 2007** by **Pater R. Armonda, President of 1600 Corporation, a Florida Corporation, on behalf of the corporation** he is personally known to me or he has produced his **Florida driver's license** as identification.

[Handwritten Signature]
Printed Name: _____
Notary Public

My Commission Expires:

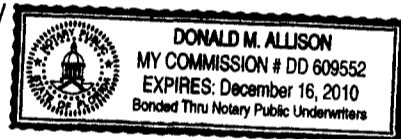


STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this **28th** day of **February, 2007** by **Peter Armonda, President of 1400 Corporation of Broward, a Florida Corporation, on behalf of the corporation** he is personally known to me or he has produced his **Florida driver's license** as identification.

[Handwritten Signature]
Printed Name: _____
Notary Public

My Commission Expires: / /



CERTIFICATE

The undersigned Secretary of 1400 Corporation of Broward, a corporation organized under the laws of the State of Florida (the "Corporation"), hereby certifies as follows on behalf of the Corporation:

1. The following persons hold the offices in the Corporation which are as designated beside their respective names.

<u>Office</u>	<u>Incumbent</u>
President	Peter Armonda
Secretary	Carrie Bosco

2. That Peter R. Armonda has full authority to sign any and all documents on behalf of the Corporation. The signature appearing below is the genuine signature of Peter Armonda.

Peter R. Armonda

3. The following is a true and correct copy of the Resolutions adopted at a duly called joint meeting of the Shareholders and Directors of the Corporation, at which meeting a quorum of both Shareholders and Directors were present and voting throughout:

RESOLVED, that the Corporation confirms the execution of a Commercial Contract for Purchase and Sale with 1400 Corporation of Broward, a Florida corporation, as Seller, for the sale of the real property located at 1400 and 1500 N.W. 33rd Street, Pompano Beach, Fl to Republic Enterprises, LLC, a Florida limited liability company, ("Agreement"); and it is further

RESOLVED, that any officer of the Corporation be, and they each hereby are, authorized, directed and empowered, on behalf of the Corporation, singly, to execute such documents, including without limitation, deeds of conveyance, affidavits, and closing statements, and to take such other actions as may be necessary, advisable or expedient to effectuate the consummation of the closing contemplated by the Agreement, and

BE IT FURTHER RESOLVED, that all actions previously taken by any officer of the Corporation with respect to the property are hereby ratified and confirmed.

4. The above Resolutions were duly and regularly enacted at a joint meeting of the Board of Directors and Shareholders called for that purpose in accordance with the Articles of Incorporation and Bylaws of the Corporation and the laws of the State of Florida; the Shareholders and Directors of the Corporation have full power and authority to bind the Corporation pursuant to the foregoing Resolutions; and the resolutions are in full force and effect and have not been altered, modified or rescinded.

IN WITNESS WHEREOF, I have affixed my name as Secretary of this Corporation this 24 day of FEBRUARY, 2007.

Carrie Bosco
Carrie Bosco
Secretary

CERTIFICATE

The undersigned Secretary of 1600 Corporation, a corporation organized under the laws of the State of Florida (the "Corporation"), hereby certifies as follows on behalf of the Corporation:

1. The following persons hold the offices in the Corporation which are as designated beside their respective names.

<u>Office</u>	<u>Incumbent</u>
President	Peter R. Armonda
Secretary	Carrie Bosco

2. That Peter R. Armonda has full authority to sign any and all documents on behalf of the Corporation. The signature appearing below is the genuine signature of Peter R. Armonda.

Peter R. Armonda

3. The following is a true and correct copy of the Resolutions adopted at a duly called joint meeting of the Shareholders and Directors of the Corporation, at which meeting a quorum of both Shareholders and Directors were present and voting throughout:

RESOLVED, that the Corporation confirms the execution of a Commercial Contract for Purchase and Sale with 1600 Corporation, a Florida corporation, as Seller, for the sale of the real property located at 1600 N.W. 33rd Street, Pompano Beach, Fl to Republic Enterprises, LLC, a Florida limited liability company, ("Agreement"); and it is further

RESOLVED, that any officer of the Corporation be, and they each hereby are, authorized, directed and empowered, on behalf of the Corporation, singly, to execute such documents, including without limitation, deeds of conveyance, affidavits, and closing statements, and to take such other actions as may be necessary, advisable or expedient to effectuate the consummation of the closing contemplated by the Agreement, and

RESOLVED, that the Corporation is authorized to make a seller's purchase money first mortgage loan to Republic Enterprises, LLC, in accordance with the terms and conditions of that certain Loan Commitment Agreement, dated _____, 2007, between the Corporation, as Lender and Republic Enterprises, LLC, as Borrower, and JAMES ROBERTSON and JASON RUTTERATH as guarantors./

BE IT FURTHER RESOLVED, that all actions previously taken by any officer of the Corporation with respect to the sale of said property and negotiation of the said loan are hereby ratified and confirmed.

4. The above Resolutions were duly and regularly enacted at a joint meeting of the Board of Directors and Shareholders called for that purpose in accordance with the Articles of Incorporation and Bylaws of the Corporation and the laws of the State of Florida; the Shareholders and Directors of the Corporation have full power and authority to bind the Corporation pursuant to the foregoing Resolutions; and the resolutions are in full force and effect and have not been altered, modified or rescinded.

IN WITNESS WHEREOF, I have affixed my name as Secretary of this Corporation this 24 day of FEBRUARY, 2007.

Carrie Bosco
Carrie Bosco
Secretary