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WARRANTY DEED

THIS INDENTURE, made this 28 day of March, 1984, between DADE TITLE CORPORATION, a Florida corporation, of the County of Dade, State of Florida, hereinafter called grantor, and OSPREY SERVICES, INC., a Florida corporation, hereinafter called grantee, whose post office address is c/o W. L. Gautier, P.A., 66 West Flagler St, Suite 300, Miami, Florida

WITNESSETH, that the grantor, for and in consideration of the sum of ten dollars and other good and valuable considerations paid to grantor by grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and to the heirs, successors and assigns of the grantee, in fee simple forever, the following described real property:

A portion of Government Lot 3 lying between Townships 53 South and 54 South, Range 39 East, Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Government Lot 3; thence N01°-35'-33"E along the West line of said Government Lot 3 for 2592.55 feet; thence S89°-19'-56"E along a line parallel to and 1320.00 feet South of as measured at right angles to the North line of said Government Lot 3, for 5168.67 feet; thence S00°-51'-03"W along a line parallel to and 140.00 feet West of, as measured at right angles to, the East line of said Government Lot 3 for 1320.01 feet; thence N89°-19'-56"W along a line parallel to and 2640.00 feet South of, as measured at right angles to, the North line of said Government Lot 3 for 660.25 feet; thence S00°-51'-03"W along a line parallel with said East line of Government Lot 3 for 326.97 feet to a point being 698.96 feet North of as measured at right angles to the South line of said Government Lot 3; thence S73°-44'-48"W for 1169.68 feet; thence S00°-51'-03"W along a line, parallel to said East line of Government Lot 3 for 420.00 feet to a point on the South line of said Government Lot 3, said point being 1921.32 feet West of the Southeast corner of said Government Lot 3; thence S87°-34'-44"W along the South line of said Government Lot 3 for 3429.60 feet to the POINT OF BEGINNING.

Subject only to conditions, restrictions, limitations and easements of record; taxes for the current and subsequent years;

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

IN WITNESS WHEREOF, the grantor has executed this instrument on the day and year first above written.

In the presence of:

Mary J. McKay

DADE TITLE CORPORATION

By *Howard R. Scharlin*
Howard R. Scharlin, President

Gerald Katcher

Attest: *Gerald Katcher*
Gerald Katcher, Secretary

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 28 day of March, 1984 by Howard R. Scharlin as President and Gerald Katcher as Secretary of Dade Title Corporation, a Florida corporation, on behalf of the corporation.

Instrument prepared by:
Howard Scharlin, Esquire
Katcher, Scharlin & Lanzetta
United National Bank Bldg.
Miami, FL 33130

Mary J. McKay
Notary Public, State of Florida
My commission expires:

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
RICHARD P. BRINKER
CLERK CIRCUIT COURT

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES
RICHARD P. BRINKER
CLERK CIRCUIT COURT

