

This Instrument Prepared By:
Matthew J. Militzok, Esq.
3230 Stirling Road
Hollywood, FL 33021

Parcel ID Numbers: 34094-000-000
34093-010-000
34057-000-000

WARRANTY DEED

THIS WARRANTY DEED, made this 10 day of October, 2013, between Jackman Creation, Incorporated, a Florida Corporation, whose mailing address is 5760 Manor Oak Ave, Ft Lauderdale, FL 33312 "Grantor," and 12616 Front Beach, LLC, a Florida Limited Liability Company, whose mailing address is 4100 N. 28th Terrace, Hollywood, FL 33020, "Grantee."

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Bay, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


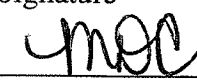
- SUBJECT TO:
- 1. Zoning and/or restrictions and prohibitions imposed by governmental authority;
 - 2. Restrictions, easements and other matters appearing of record;
 - 3. Taxes for the year 2013 and thereafter; and

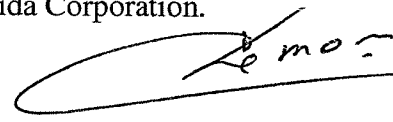
Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all person whomever.

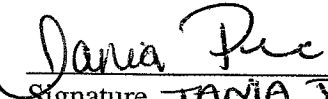
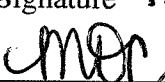
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and
Delivered in our presence:

GRANTOR:
Jackman Creation, Incorporated
a Florida Corporation.


Signature TANIA PILA

Printed Name MARITZA DE CASTRO


By: _____
Jacob Maman, President


Signature TANIA PILA

Printed Name Maritza De Castro

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 10th day of October, 2013 by Jacob Maman, as President of Jackman Creation, Incorporated, a Florida Corporation who is personally known to me/or produced the following identification: F/D/I

My commission expires:



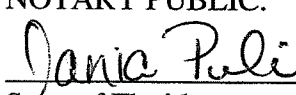
NOTARY PUBLIC:

State of Florida

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Bay, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

Parcel I:

Commencing at the intersection of the centerline of U.S. 98 (State Road 30) and a straight line running from the Southwest corner of U. S. Government Lot 1, in Section 27, Township 3 South, Range 16 West, to the Northeast corner of said Lot; thence Northwestery along said centerline 1136.22 feet; thence Northeastery at an angle of $82^{\circ}30'$ to the right, along a line parallel to and 1126.5 feet (computed at right angles between the parallel lines) Westerly of the said straight line from the Southwest corner of U.S. Government Lot 1 to the Northeast corner of said Lot, 33.28 feet to the Point of Beginning, said Point of Beginning being the Northerly R/W line of said U.S. 98; thence continue Northeastery along said parallel line 167.35 feet; thence Northwestery at an angle of $82^{\circ}30'$ to the left, 35.30 feet; thence Southwestery at an angle of $90^{\circ}07'40''$ to the left, 165.93 feet to said R/W line; thence Southeasterly at an angle of $89^{\circ}52'20''$ to the left, 56.8 feet along said R/W line to the Point of Beginning.

Parcel II:

The interest of the grantor in and to the wall of the building described as follows:
An existing building wall lying 0.67 feet East of the following described line: Commencing at the intersection of the centerline of U.S. 98 (State Road 30) and a straight line running from the Southwest Corner of U.S. Government Lot 1, in Section 27, Township 3 South, Range 16 West, to the Northeast corner of said Lot; thence Northwestery along said centerline 1136.22 feet; thence Northeastery at an angle of $82^{\circ}30'$ to the right, along a line parallel to and 1126.5 feet (computed at right angles between the parallel lines) Westerly of the said straight line from the Southwest Corner of U. S. Government Lot 1 to the Northeast Corner of said Lot, 33.28 feet to the Northerly R/W line of said U.S. 98; thence Northwestery along said R/W line at an angle of $82^{\circ}30'$ to the left, 56.8 feet; thence Northeastery at an angle of $89^{\circ}52'20''$ to the right, 61.3 feet to the Point of Beginning of subject line; thence continue Northeastery along the extension of the aforementioned line 70.4 feet to the Point of Beginning of said line.

Parcel III:

Commencing at the intersection of the centerline of U.S. 98 (State Road 30) and a straight line running from the Southwest Corner of U.S. Government Lot 1, in Section 27, Township 3 South, Range 16 West, to the Northeast Corner of said Lot; thence Northwestery along said centerline 1136.22 feet; thence Northeastery at an angle of $82^{\circ}30'$ to the right, along a line parallel to and 1126.5 feet (computed at right angles between the parallel lines) Westerly of said straight line from the Southwest corner of U.S. Government Lot 1 to the Northeast corner of said Lot, 122.09 feet to the Point of Beginning, said point being the intersection of the aforesaid parallel line and the edge of a brick building; thence continuing along said parallel line through the building for a distance of 56.11 feet to a point at the back of said building; thence in a Southeasterly direction along the back of said building at an angle of $97^{\circ}22'20''$ right for 7.20 feet to the corner of said building; thence in a Southwestery direction along edge of said building and at an angle of $90^{\circ}00'$ to the right, for 55.65 feet to the Point of Beginning.

Parcel IV:

From a point on the centerline of U.S. Highway 98 which is 1026.50 feet Westerly of and at right angles to a straight line running from the Southwest corner of U.S. Government Lot 1, Section 27, Township 3 South, Range 16 West, to the Northeast corner of said Lot, run $N25^{\circ}48'E$ for 200.00 feet to the Point of Beginning; from said Point of Beginning run parallel with centerline of said U.S. Highway No. 98, $N58^{\circ}34'W$ for 150.00 feet; thence $N25^{\circ}48'E$ for 114.80 feet; thence $S53^{\circ}00'E$ for 152.6 feet; thence $S25^{\circ}48'W$ for 100.00 feet to the Point of Beginning; lying and being in Section 27, Township 3 South, Range 16 West.

Parcel V:

Commencing at the intersection of the centerline of U.S. Highway No. 98 (State Road 30), and a straight line running from the Southwest corner of U.S. Government Lot 1, in Section 27, Township 3 South, Range 16 West, Bay County, Florida, to the Northeast corner of said Government Lot 1; thence Northwestery along said centerline for 1029.687 feet; thence depart said centerline $N24^{\circ}51'10''E$ for 33.162 feet to a point on the Northerly R/W line of said U.S. Highway No. 98 and the Point of Beginning; thence continue $N24^{\circ}51'10''E$ for 167.80 feet; thence $N58^{\circ}25'06''W$ for 109.201 feet; thence $S23^{\circ}46'24''W$ for 168.217 feet to said Northerly R/W line; thence $S58^{\circ}27'10''E$ along said Northerly R/W line for 106.00 feet to the Point of Beginning.