

6308.00

5677.20

OFF REC. 13319 PC 583

Prepared by and return recorded copies to:
Audrey Alterman Ellis, Esq.
AKERMAN, SENTERFITT & EIDSON
801 Brickell Avenue, 24th Floor
Miami, Florida 33131

Prepared by:
Teri-Ellen Gach, Esq.
AKERMAN, SENTERFITT & EIDSON
801 Brickell Avenue
24th Floor, Brickell Square
Miami, Florida 33131

1987 JUN 19 PM 4:34
87R236627

WARRANTY DEED

THIS WARRANTY DEED made and executed this 18th day of June, 1987, by NORMAN ALTERMAN and S. BARBARA ALTERMAN, husband and wife, (hereinafter collectively called the "Grantor"), to GATOR RAILWAY, INC., a Florida corporation, whose post office address is 2000 Towerside Terrace Suite 1612, Miami, Florida 33138 (hereinafter called the "Grantee").

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in County of Dade, State of Florida, to-wit:

See Exhibit "A", attached hereto and incorporated herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO:

1. That certain Mortgage Deed and Security Agreement given by Ocean Bank of Miami, recorded in Official Records Book 12030, Page 1247 of the Public Records of Dade County, Florida, and all extensions, renewals, replacements and modifications thereof. By acceptance of this Warranty Deed, Grantee assumes the performance of all obligations of the Grantor under that Mortgage Deed and Security Agreement and agrees to pay the Promissory Note with a current outstanding balance of \$894,718.22 secured thereby.
2. Easements, conditions, limitations, restrictions and reservations of record, if any.
3. Taxes and assessments for the year 1987 and all subsequent years.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

6308.00 Documentary Stamp Collected
Dade County
Richard P. Brinker
Clerk, Circuit & County Courts
By W. Angel 6-19-87

5677.20
SURTAX Documentary Stamp Collected
Dade County
Richard P. Brinker
Clerk, Circuit & County Courts

By.....W. Angel.....6-19-87

17

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Seri-Elley Galt
Norman Alterman
Seri-Elley Galt
Norman Alterman

GRANTOR:

Norman B. Alterman
NORMAN ALTERMAN

S. Barbara Alterman
S. BARBARA ALTERMAN

STATE OF FLORIDA)
)SS.
COUNTY OF DADE)

The foregoing Warranty Deed was acknowledged before me, this 18th day of June, 1987 by NORMAN ALTERMAN.

Eric Gochin
Notary Public
State of Florida at Large



My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR 15, 1990
BONDED THRU GENERAL INS. UND.

STATE OF FLORIDA)
)SS.
COUNTY OF DADE)

The foregoing Warranty Deed was acknowledged before me, this 18th day of June, 1987 by S. BARBARA ALTERMAN.

Eric Gochin
Notary Public
State of Florida at Large



My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR 15, 1990
BONDED THRU GENERAL INS. UND.

EXHIBIT "A"

Lots 1 to 12 inclusive and Lots 23 to 32 inclusive, and that portion of an alley bounded on the North by the South line of said Lots 1 to 12, and bounded on the South by the North line of said Lots 23 to 32, bounded on the West by Southerly and Northerly extensions, respectively, of the West line of said Lots 12 and 23 and bounded on the East by the Southerly and Northerly extensions, respectively of the East line of said Lots 1 and 32, all as shown in a resubdivision of Block 1, of FULFORD VILLAS AMENDED PLAT, as recorded in Plat Book 26, at Page 24, of the Public Records of Dade County, Florida, lying and being in North Miami Beach, Dade County, Florida, subject to a dedication of the West 4 feet of Lots 12 and 23 and the alley lying between said Lots increasing size of North South alley from 16 feet to 20 feet and subject to the East 14 feet along East side of above described property at right angles to Railroad right-of-way for alley purposes as passed and adopted by council of Town of North Miami Beach on May 17, 1960, in Ordinance #60-51.

Less the following:

COMMENCE at the Northwest corner of Lot 12; thence run N $86^{\circ}28'40''$ E along the North line of said Block 1, for a distance of 4.00 feet to the POINT OF BEGINNING of the herein described parcel; thence continue to run N $86^{\circ}28'40''$ E along the North line of said Block 1 for a distance of 313.30 feet to a point which is 14.00 feet West of the Northeast corner of said Block 1 as measured along the North line of said Block 1; thence run S $14^{\circ}28'49''$ W along a line parallel with the East line of said Block 1 for a distance of 25.40 feet; thence run S $88^{\circ}14'08''$ W for a distance of 128.08 feet; thence run N $87^{\circ}01'03''$ W for a distance of 178.58 feet to the POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS BOOK 26
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
RICHARD P. BRINKER
CLERK CIRCUIT COURT