

03-388

This Instrument Prepared by and Return to:

Micheal O. Albertine, Esq.

LANDMARK TITLE SERVICES, INC.
2200 W. COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309
5025 Box 14

Property Appraisers Parcel Identification (Folio) Numbers:
19234-04-74900

Grantee SS#

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **23rd** day of **April, 2003** by **THE ANTHONY FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP** herein called the grantors, whose post office address is **301 MEADOWLARK ROAD UNIONTOWN, PA 15401**, to **CITY OF FT. LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION** whose post office address is, **100 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33301** hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all certain land situate in **BROWARD County, State of Florida**, viz:

Lots 16-24 both inclusive less the South 15' of said Lot 24 all in Block 178, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, at Page 18, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

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

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

AND, the grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Ellen Sures
Signature

Ellen Sures
Printed Signature

[Signature]
Signature

DEBORAH A. WEATHERS
Printed Signature

THE ANTHONY FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP

BY [Signature] L.S.
RAY G. ANTHONY, SOLE GENERAL PARTNER

L.S.

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 23RD day of APRIL, 2003 by **RAY G. ANTHONY, SOLE GENERAL PARTNER OF THE ANTHONY FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP** who acknowledged before me the undersigned authority that he executed the foregoing instrument for the purposes therein stated and who is personally known to me or has produced Florida Drivers License as identification.

SEAL

Ellen Sures
Notary Signature

Ellen Sures
Printed Notary Signature

My Commission Expires:



Ellen Sures
MY COMMISSION # DD101256 EXPIRES
March 19, 2006
BONDED THRU TROY FAIR INSURANCE, INC.