

This Instrument was Prepared
by and to be returned to:
KENNETH G. STEVENS, Esq.
412 NE Fourth Street
Ft. Lauderdale, FL 33301

WARRANTY DEED
(STATUTORY FORM SECTION 689.02 F.S.)

This Indenture, Made this 19 day of Sept August, 2002, Between

ROBERT ELMORE, a single man, a/k/a ROBERT L. ELMORE
900 NW 8th Avenue, Bldg. C, Fort Lauderdale, FL 33311

of the County of BROWARD, State of FLORIDA, grantor, and

FLORIDA MARINE PROPULSION CORP., a Florida Corporation
2990 State Road 84, Fort Lauderdale, FL 33312

of the State of Florida, grantee(s),

WITNESSETH, That said grantors, for and in consideration of the sum of TEN AND NO/100 Dollars, and other good and valuable considerations to said grantors in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said grantee(s), and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

A portion of the West one-half (W 1/2) of Section 20, Township 50 South, Range 42 East, more fully described as follows:

Commencing at the West one-quarter (W 1/4) corner of said Section 20; thence North 03°32'20" West, on the West line of said Section 20, a distance of 44.58 feet, thence North 82°29'59" East, on the South right-of-way line of State Road No. 84 (200' R/W), a distance of 812.88 feet to the Point of Beginning; thence continuing North 82°29'59" East, on the said South right-of-way line, a distance of 205.31 feet; thence South 19°34'25" West, a distance of 161.66 feet; thence South 32°25'38" West, a distance of 182.30 feet; thence North 85°01'25" West, a distance of 59.96 feet; thence North 01°36'30" East, a distance of 274.34 feet to the Point of Beginning. Said lands situate, lying in being in Broward County, Florida and containing 40,562 square feet or 0.9312 acres more or less.

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SUBJECT TO easements, restrictions, covenants, Limitations, and conditions of record and taxes for the year 2002, and subsequent years.

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

IN WITNESS WHEREOF, Grantors have hereunto set their/his/her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

A. Maney
L. Maney
Witness Sign and Print Name

Robert L. Elmore (SEAL)
Robert L. Elmore

GAIL F SKIVERS
Witness Sign and Print Name

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING instrument was acknowledged before me this 19 day of ~~August~~ ^{Sept.}, 2002, by ROBERT L. ELMORE, a/k/a ROBERT ELMORE, a single man, who is personally known to me or who has produced FLORIDA I.D. as identification and who did (did not) take an oath.

Ida May Foster
Notary Public, State of Florida

My Commission Expires:



Ida May Foster
Commission #TD 010595
Expires May 1, 2003
Boca Raton, Fla.
Atlantic Building Co., Inc.

