

MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FL

01379181

RECORDED & VERIFIED
BY *[Signature]* D.C.

99 JUL 12 PM 3:32

Prepared by and return to:
KAREN M DOBBINS
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KOHL & SPOTTS, P.A.
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Stuart, Florida 34984
888-223-9999
File No.: 99-0103
Will Call No.: K56201

DEED 2046.00 MARSHA STILLER
V. MTD 0 MARTIN COUNTY
V. ADM 0 CLERK OF CIRCUIT COURT
TAX 0 BY hmo

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Warranty Deed

This Warranty Deed made this 9th day of July, 1999 between
DONALD T. RANDALL, a married man
whose post office address is
1020 Palm Way, North Palm Beach, Florida 33408

grantor, and
BOYS AND GIRLS CLUB OF MARTIN COUNTY, INC., a Florida non-profit corporation
whose post office address is
P.O. Box 910, Hobe Sound, Florida 33475

grantee:

(Whenever 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, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said 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 Martin County, Florida to-wit:

Being a portion of the Southerly half of Lot 89, lying West of the Indian River, Gomez Grant and Jupiter Island, according to the Plat thereof, filed May 27, 1910, recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach (now Martin) County, Florida, in Plat Book 1, Page 80, being a plat that was filed October 6, 1893, and recorded in Plat Book "A", Page 17, Dade County, Florida, public records, being more particularly described as follows:

The Westerly 475.20 feet of the Easterly 483.70 feet of said Southerly half of Lot 89, containing 3.6030 acres or 156,848 square feet, more or less.

Parcel Identification Number:

Subject to taxes for 1998 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 1020 Palm Way, North Palm Beach, FL 33408.

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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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, 1998.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Blaine Curtis
[Signature]
Witness Name: Tim M. Lewis

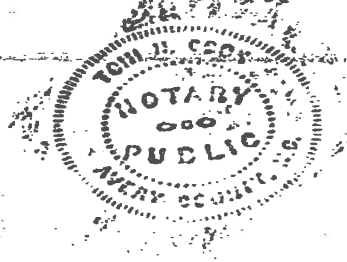
[Signature] (Seal)
DONALD T. RANDALL

OR BK 1 4 0 8 PG 0 4 2 6

STATE OF NORTH CAROLINA
COUNTY OF AVERY

The foregoing instrument was acknowledged before me this 9th day of July, 1999 by DONALD T. RANDALL, who is personally known to me or has produced a Driver's License as identification.

[Notary Seal]



Toni N. Cook
Notary Public
Printed Name: Toni N. Cook
My Commission Expires: My Commission Expires 8-27-2002