

This Instrument was Prepared By:

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Upon Recordation Return To:

US Title & Escrow, Inc.
2715 E Oakland Park Blvd., Suite 300
Fort Lauderdale, FL 33306
Attn: Jackie Salazar
Tel. (954) 568-9885

Consideration: \$810,000.00

Property Appraiser Parcel No.:
51-38-41-004-011-00060.70000

WARRANTY DEED

THIS WARRANTY DEED is made this 14th day of July, 2013 between **WAGE, LLC**, a Florida limited liability company (the "Grantor"), whose mailing address is 150 Alhambra Circle, Suite 1000, Coral Gables, Florida 33134, and **MANATEE ISLES LLC**, a Florida limited liability company (the "Grantee"), whose mailing address is 9825 Marina Boulevard, Suite 100, Boca Raton, Florida 33428.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$ 10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns the real property (the "Property") located in Martin County, Florida, and more particularly described in Exhibit A attached hereto and made a part hereof.

SUBJECT ONLY TO the matters set forth in Exhibit B attached hereto and made a part hereof, without intent to re-impose the same.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TOGETHER with all building, fixtures and other improvements as presently located on the Property.

TOGETHER with all of the Grantor's right, title and interest in and to any existing or proposed streets, roadways, alleys and/or rights of way which are adjacent to the Property.

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

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AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons, whomsoever.

{Signature on following page}

Unofficial Copy

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

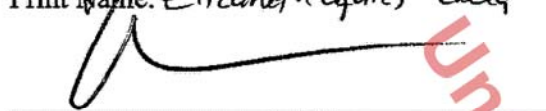
WITNESSES:

GRANTOR:

WAGE, LLC, a Florida limited liability company


 Print Name: Elizabeth Liguiz-Garcia

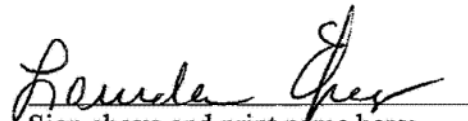
By: 
 Name: Jorge Carvallo
 Title: Manager


 Print Name: Alvin D. Garcia-Duany

STATE OF FLORIDA }
 } ss:
 COUNTY OF Miami-Dade

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Jorge Carvallo, as Manager of Wage, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me, or has produced _____ as identification as the person described in and who executed the foregoing instrument and acknowledged before me that he with full authority to do so executed the same and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 19 day of July, 2013.


 Sign above and print name here:
Lourdes Escarza
 Notary Public, State of Florida
 Serial No.

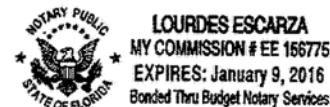


EXHIBIT A**Legal Description**

All of Lots 6, 7, 8, 9 and 10, Block 11, and that part of Lots 12, 13, 14, 15 and 16, in Block 11 lying Westerly of the shoreline as shown on the Plat of SALERNO SHORES, all of said property lying and being in SALERNO SHORES, according to the Plat of said Tract recorded in Plat Book 11, Page 33, Public Records of Palm Beach (now Martin) County, Florida.

And also that part of Lots 12, 13, 14, 15, 16 and Lots "C", "D", "E", "F" and "G", Block 11, SALERNO SHORES, according to the Plat thereof recorded in PLat Book 11, Page 33, Public Records of Palm Beach (now Martin) County, Florida, and that part of 4th Street East (now abandoned) lying between said Lots and Lots 12 and 16, inclusive, of Block 11, more particularly described as follows:

Commence at the Southwesterly corner of said Block Eleven; thence East along the Southerly line of said Block a distance of 270 feet to said shore line; thence North 04 degrees 34'26" West, along said shore line a distance of 0.92 feet to the Point of Beginning; thence continue North 04 degrees 34'26" West a distance of 99.40 feet; thence continue along said shore line on a bearing of North 00 degrees 45'20" East a distance of 150.01 feet to the North line of said Lot 12; thence East, a distance of 160.10 feet; thence North 03 degrees 00'34" East, a distance of 1.96 feet to the face of said seawall; thence South 86 degrees 59'26" East along the face of said seawall a distance of 11.20 feet; thence South 85 degrees 00'25" East, a distance of 13.73 feet thence South 80°15'48" East a distance of 14.35 feet; thence South 70°40'33" East a distance of 4.80 feet; thence South 61 degrees 16'43" East a distance of 11.17 feet thence South 35 degrees 31'26" East a distance of 24.30 feet; thence South 11 degrees 06'38" East a distance of 16.10 feet; thence South 02 degrees 54'35" West a distance of 15.50 feet; thence South 40°23'35" West a distance of 12.30 feet; thence South 57degrees 38'49" West a distance of 12.42 feet; thence North 87°17'22" West a distance of 48.10 feet; thence North 39°05'56" West a distance of 11.50 feet; thence North 88°39'39" West a distance of 43.76 feet; thence North 85°27'25" West a distance of 24.19 feet; thence South 75°03'41" West a distance of 35.56 feet; thence South 68°43'37" West a distance of 27.53 feet; thence South 32°56'17" West a distance of 5.84 feet; thence North 48°06'54" West, a distance of 18.48 feet; thence South 40°47'10" West a distance of 10.70 feet; thence South 50 degrees 36'14" East, a distance of 19.43 feet; thence South 34°25'31" West a distance of 4.45 feet; thence South 01°21'30" East a distance of 19.78 feet; thence South 07 degrees 32'22" East a distance of 23.76 feet; thence South 69°07'31" East a distance of 36.13 feet; thence South 77 degrees 41'00" East a distance of 48.42 feet, thence North 76°56'46" East a distance of 4.52 feet; thence North 73°06'58" East a distance of 35.36 feet thence North 76 degrees 03'33" East a distance of 24.48 feet; thence North 20°05'18" East a distance of 19.36 feet thence North 87°02'15" East, a distance of 16.88 feet; thence South 88°33'22" East a distance of 27.00 feet; thence South 50°51'24" East a distance of 12.20 feet; thence South 07 degrees 57'26" East, a distance of 30.89 feet; thence South 07°16'46" West a distance of 41.23 feet; thence South 31 degrees 01'02" West a distance of 15.93 feet; thence South 79°24'59" West a distance of 58.68 feet; thence South 80°59'26" West a distance of 60.99 feet; thence South 82 degrees 43'00" West a distance of 17.52 feet; thence continue along the face of said seawall on a bearing of South 86°14'40" West a distance of 73.28 feet to the Point of Beginning.

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EXHIBIT B**Permitted Exceptions**

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
2. All matters contained on the Plat of Salemo Shores, as recorded in Plat Book 11, Page(s) 33, Public Records of Palm Beach (now Martin) County, Florida.
3. Resolution Agreement recorded in O.R. Book 207, Page 86, O.R. Book 368, Page 883, of the Public Records of Martin County, Florida.
4. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in O.R. Book 701, Page 2573, of the Public Records of Martin County, Florida.
5. Grant of Easement recorded in O.R. Book 1404, Page 1523, of the Public Records of Martin County, Florida.
6. Martin County Development Order recorded in O.R. Book 2359, Page 1720, as amended in O.R. Book 2404, Page 852, of the Public Records of Martin County, Florida.
7. Unity of Title recorded in O.R. Book 2359, Page 1741, of the Public Records of Martin County, Florida.