

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
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This Document Prepared By and Return to:  
David N. Sowerby, Esq.  
MELVILLE & SOWERBY, P.L.  
2940 South 25th Street  
Fort Pierce, FL 34981-5605  
Courthouse Box #63

Parcel ID Number: 2415-341-0008-000/4

Grantee #1 TIN:

Grantee #2 TIN:

# Warranty Deed

This Indenture, Made this 21st day of July, 2003 A.D., Between  
Kaenar Enterprises, Inc. #1, a Florida corporation,

of the County of St. Lucie, State of Florida, grantor, and  
Fast Food Enterprises #2, a Florida general partnership

whose address is: 694 - 14th Street, Vero Beach, FL 32960

of the County of Indian River, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida to wit:

Commencing at the intersection of the west right-of-way line of South 4th Street (U.S. Highway 1) and the south line of the SE 1/4 of the SW 1/4 of Section 15, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida, run north 00 degrees 03'34" East along the west line of South 4th Street, 1072.46 feet to the Point of Beginning of the lands herein described:

From said Point of Beginning, run North 00 degrees 03'34" East along the west right-of-way line of South 4th Street, 150 feet; thence run North 89 degrees 42'26" West, 175 feet; thence run South 00 degrees 03'34" West, 150 feet; thence run South 89 42'26" East, 175 feet to the Point of Beginning.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2002.

0.00 and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.  
1.575.00  
0.00

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

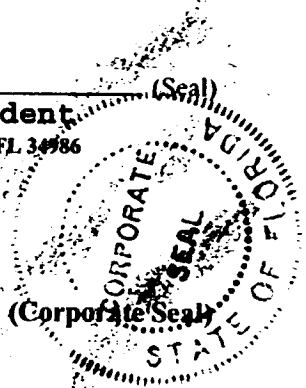
Signed, sealed and delivered in our presence:

David N. Sowerby  
David N. Sowerby  
Witness

Kaenar Enterprises, Inc. #1, a Florida corporation,

By: Kenneth J. Cramer  
Kenneth J. Cramer, President  
P.O. Address: 772 Wexford Way, Port St. Lucie, FL 34986

Nancy J. Endrulas  
Nancy J. Endrulas  
Witness

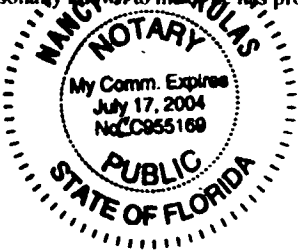


\* Doc Assump: \$ 0.00  
\* Doc Tax : \$ 1.575.00  
\* Int Tax : \$ 0.00

STATE OF Florida  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 21st day of July, 2003 by  
Kenneth J. Cramer, President of Kaenar Enterprises, Inc. #1, a Florida corporation, on behalf of the corporation

He is personally known to me and has produced his driver's license as identification.



Nancy J. Endrulas  
Nancy J. Endrulas  
Notary Public, State of Florida  
My Commission Expires: 07/17/04

**PARTNERSHIP AFFIDAVIT FOR FAST FOOD ENTERPRISES #2**

STATE OF FLORIDA  
COUNTY OF Indian

BEFORE ME, the undersigned authority, personally appeared BARRY N. HOLM, who upon his oath, states that the following facts are true and correct concerning FAST FOOD ENTERPRISES #2 (hereinafter "Partnership"):

1. The names of all of the partners are as follows:
- A. PATTERSON-ERIE CORPORATION
  - B. MID-FLORIDA VENTURE, INC.

2. The Partnership is currently in existence under a valid Partnership Agreement and has been in full force and effect during the entire time the Partnership has held title to the following described property ("Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

3. All of the partners have consented to the encumbrance of the Property.
4. Neither the Partnership nor any of the partners have been debtors in a bankruptcy proceeding during the existence of the Partnership.
5. Neither the Partnership nor any commercial general partners have been dissolved.

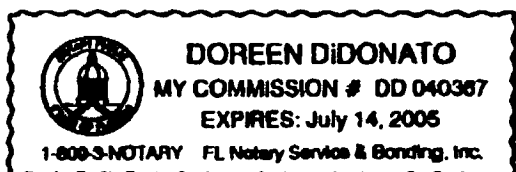
FURTHER AFFIANT SAYETH NAUGHT.

Barry N. Holm  
BARRY N. HOLM

STATE OF FLORIDA  
COUNTY OF Indian River

The foregoing was acknowledged before me this 31<sup>st</sup> day of July, 2003, by BARRY N. HOLM  who is personally known to me or  who produced his driver's license as identification.

Doreen DiDonato  
Notary Public State of Florida  
My Commission Expires:



**LEGAL DESCRIPTION - EXHIBIT "A"**

**Commencing at the intersection of the west right-of-way line of South 4<sup>th</sup> Street (U.S. Highway 1) and the south line of the SE 1/4 of the SW 1/4 of Section 15, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida, run north 00°03'34" East along the west line of South 4<sup>th</sup> Street, 1072.46 feet to the Point of Beginning of the lands herein described:**

**From said Point of Beginning, run North 00°03'34" East along the west right-of-way line of South 4<sup>th</sup> Street, 150 feet; thence run North 89°42'26" West, 175 feet; thence run South 00°03'34" West, 150 feet; thence run South 89°42'26" East, 175 feet to the Point of Beginning.**