

RECORDER'S MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received.

THIS INSTRUMENT PREPARED BY:
PAUL D. BEITLICH, ESQ.
ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
2033 MAIN STREET SUITE 101
SARASOTA, FLORIDA 34237
813-366-5707

Grantee S.S. # _____ Grantee S.S. # _____

Property Appraiser's Parcel Identification No. 111-01-0034

CORPORATE WARRANTY DEED

THIS INDENTURE, made January 12, 1996, between JORDAN AMERICAN HOLDINGS, INC., a corporation existing under the laws of the State of Florida, whose post office address is: 1875 Ski Time Sq. Dr. #1, Steamboat Springs CO 80487 herein referred to as GRANTOR*, and OMNIGRAPHICS INTERNATIONAL, INC., a Florida corporation, whose post office address is 7126 S. Beneva Rd., Sarasota, Florida 34238 GRANTEE*,

WITNESSETH:

That the said GRANTOR, for and in consideration of the sum of (\$10.00) TEN AND NO/100 DOLLARS and other good and valuable considerations to said GRANTOR in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained sold and conveyed to said GRANTEE, and grantee's heirs and assigns forever, the following described land, situate, lying and being in SARASOTA County, Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT to taxes for the year 1996, and subsequent years.

SUBJECT to all zoning and other governmental regulations, reservations, restrictions and easements of record.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has caused this deed to be signed in its name and its corporate seal to be affixed by its duly authorized officers the date above written.

Signed, sealed and delivered in the presence of:

JORDAN AMERICAN HOLDINGS, INC., a Florida corporation

Frederick Matthews
Witness #1 Frederick Matthews

Chris Keller
Witness #2 Chris Keller

By: Wallace N. Jordan
As: C.E.O. - President
Wallace N. Jordan

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 12 day of January, 1996, by Wallace N. Jordan as President on behalf of the corporation who is personally known to me or who has produced _____ as identification and who did not take an oath.

(Notarial Seal)

Notary Public Phyllis Harrison
My commission expires: 1/15/97

Receipt #: 000000404176-00
Doc Stamp-Deed: 4165.00
Karen [Signature] Sarasota Co.
By: [Signature] D.I.

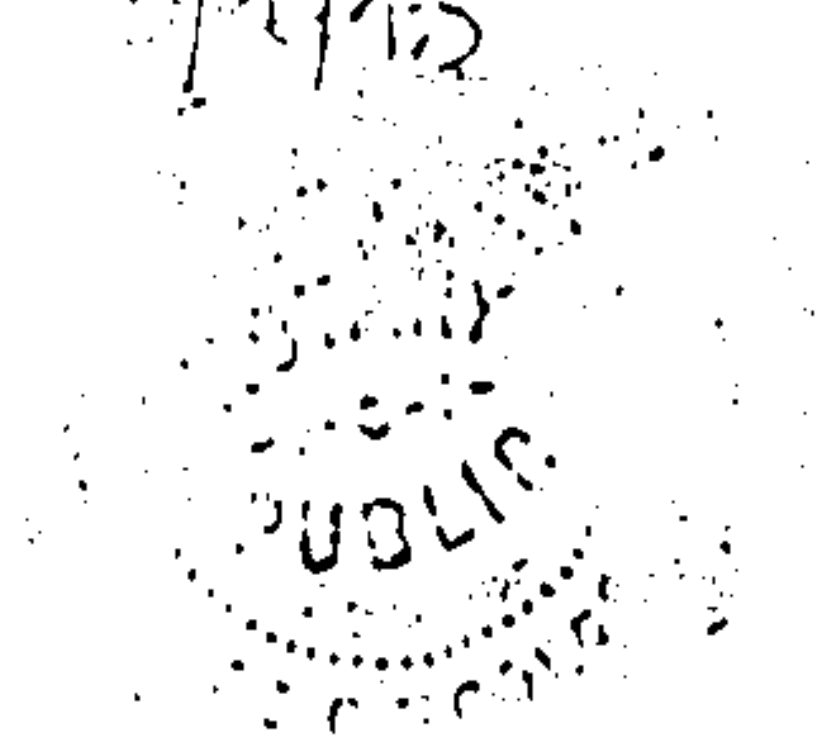


EXHIBIT "A"

Commence at the NE corner of Section 21, Township 37 South, Range 18 East;
thence N89°22'36"W along Northerly line of said Section 40.00' to Westerly
right-of-way line of Beneva Road;
thence S0°10'07"E along Beneva Road, 0.62'; thence continue along Beneva
Road S0°21'15"E, 151.66' to Southerly right-of-way line of Gulf Gate Drive
(80' wide);
thence continue S0°21'15"E along Beneva Road, 500.50' for a Point of
Beginning;
thence continue S0°21'15"E, along Beneva Road, 100.50';
thence North 89°38'34"W, 270.0'; thence N0°21'15"W, 100.50';
thence S89°38'34"E, 270.0' to the Point of Beginning.
Lying and being in Section 21, Township 37 South, Range 18 East, of Sarasota
County, Florida.

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RECORDED & OFFICIAL
RECORDS

55 JAN 19 PM 4:20

RECEIVED
JAN 19 1965
TALLAHASSEE, FL