THIS INSTRUMENT PREPARED BY: SANFORD L. MUCHNICK, ESQ. MUCHNICK, WASSERMAN & DOLIN 4000 Hollywood Blvd., Suite 620-N Hollywood, FL 33021 010501660 APN'S 05-181-28 05-181-29

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH: That

CITEX CORPORATION, A FLORIDA CORPORATION

in consideration of the sum of TEN DOLLARS (10.00) lawful money of the United States, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

MCDP, Ltd. Co., a Florida Limited Liability Company

and to the successors and assigns of such Grantee, forever, all that real property situated in the County of DOUGLAS, State of Nevada, bounded and described as follows:

Lots 28 and 29, in Block 3, as shown on the map of Zephyr Heights Subdivision, filed in the office of the County Recorder of Douglas County, Nevada, on July 5, 1946, as Document No. 5160.

Assessor's Parcel Nos. 05-181-28 & 05-181-29

Together with all and the singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness our hands this ____ day of April, 2001.

CKTEX/CORPORATION, A FLORIDA CORPORATION

By: Yves Pirenne, President

STATE OF FLORIDA COUNTY OF BROWARD

On April 5, 2001, personally appeared before me, a Notary Public, Yves Pirenne, President of Citex Corporation, Elorida corporation, personally known to me or proved to me to be the persons whose names are subscribed to the above instancent what acknowledged that they executed the same for the purposes therein stated.

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Notary Public

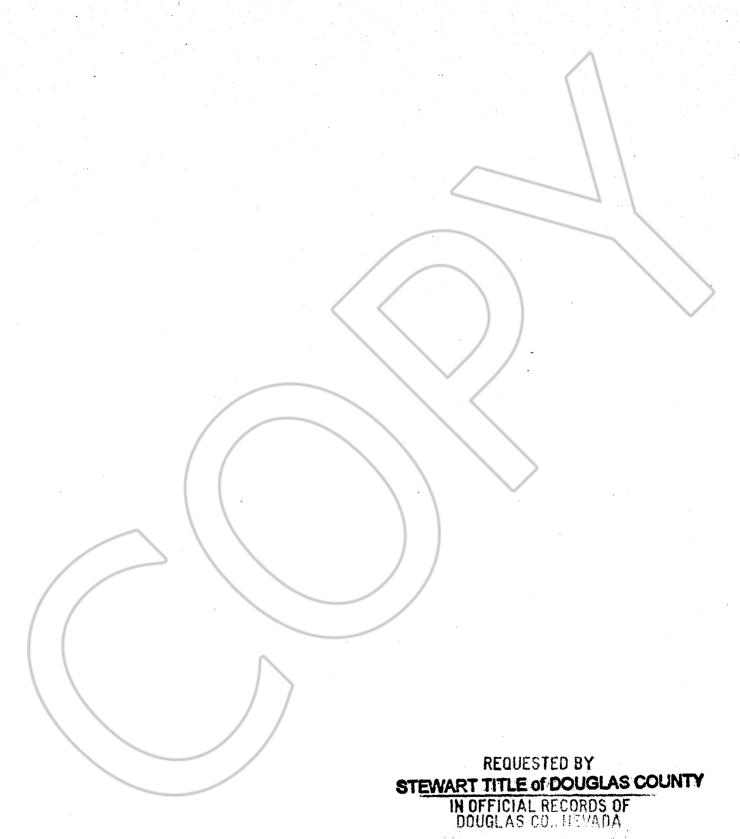
same as above

The Grantor(s) declare(s): Document Transfer Tax is \$ 1,300.00 () computed on full value of property conveyed

WHEN RECORDED, MAIL TO: Shannon N. Marsh MCDP Ltd. Co. 2201 SE 19th Street Ft. Lauderdale, FL 33316

MAIL TAX STATEMENTS TO:

0515810



0515810

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LINDA SLATER RECORDER

\$ PAID & DEPUTY