

W/C Tri-County for:

Prepared by and return to:
Donald M. Allison, Esquire
Gillespie & Allison, P.A.
1515 South Federal Highway, #306
Boca Raton, FL 33432

WARRANTY DEED

Parcel I.D. Number - 0002-17-00100

THIS INDENTURE, Made this 26th day of November, 2003, between
**SARACENO AT PLANTATION, a Florida joint venture, comprised of Saraceno at
Plantation Acres, L.C., a Florida limited liability company and EWO Investments U.S.,
Inc., a Florida corporation, of the County of Broward, State of Florida, Grantor**

AND

Phillipe Bien-Aime and Sara Jane Ternier, husband and wife, whose address is 12460 S.W.
1st Street, Plantation, FL 33325 of the County of Broward, State
of Florida, Grantees.

WITNESSETH that the Grantor, for and in consideration of the sum of -----TEN & DOLLARS
(\$10.00)-----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 and assigns forever, the
following described land, situate, lying and being in the County of Broward, State of Florida to-
wit:

A portion of Parcel "A", COLONY COURT, according to the Plat thereof, as recorded in Plat
Book 137, Page 23 of the Public Records of Broward County, Florida, and being more particularly
described as follows:

Commence at the Southeast corner of said Parcel "A"; thence S89°48'57"W along the Southerly
boundary of said Parcel "A", for 402.20 feet to the Point of Beginning; thence continue
S89°48'57"W, along said boundary, for 55.00 feet; thence North, for 109.39 feet; thence East, for
55.00 feet; thence South, for 109.21 feet to the Point of Beginning.

Said lands lying and situate in the city of Plantation, Broward County, Florida.
a/k/a Lot 17, SARACENO WEST

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

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

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

Signed sealed and delivered
in our presence:

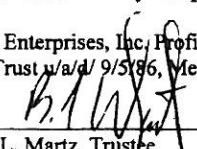

Kelly Jo Russell, Witness



Patricia R. Harris, Witness

**Saraceno at Plantation, a
Florida joint venture
2840 University Drive
Coral Springs, Florida 33065**

**By: Saraceno at Plantation Acres, L.C.,
a Florida limited liability company, Joint
Venturer**

By: Martz Enterprises, Inc. Profit Sharing
Plan and Trust u/a/d/ 9/5/86, Member

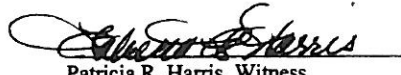
By: 
B. L. Martz, Trustee

By: 
David Levine, Member

And by:

By: EWO Investments U.S., Inc., a
Florida corporation, Joint Venturer

By: 
R. Bowen Gillespie, Vice-President

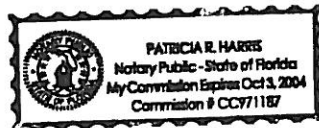

Patricia R. Harris, Witness



Kelli Jo Russell, Witness

STATE OF FLORIDA
COUNTY OF BROWARD

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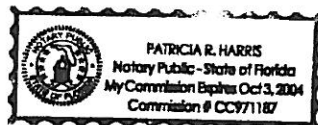
The foregoing instrument was acknowledged before me this 26th day of November 2003, by B.L. Martz, as Trustee of Martz Enterprises, Inc. Profit Sharing Plan and Trust u/a/d 9/5/86 and David Levine, individually, as the sole Members of Saraceno at Plantation Acres, L.C., a Florida limited liability company, on behalf of the company and Saraceno at Plantation, a Florida joint venture. They are personally known to me.





Patricia R. Harris
Notary Public, State of Florida

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26th day of November 2003, by R. Bowen Gillespie, as Vice-President of EWO Investments U.S., Inc., a Florida corporation, on behalf of the corporation and Saraceno at Plantation, a Florida joint venture. He is personally known to me.




Patricia R. Harris
Notary Public, State of Florida