

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 26<sup>th</sup> 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 <sup>wife</sup>**, 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:

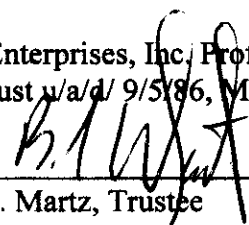
**Saraceno at Plantation, a  
Florida joint venture  
2840 University Drive  
Coral Springs, Florida 33065**

  
Kelli Jo Russell, Witness

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

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

  
Patricia R. Harris, Witness

By:   
B. L. Martz, Trustee

By: [Signature]  
David Levine, Member

And by:

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

By: [Signature]  
R. Bowen Gillespie, Vice-President

[Signature]  
Patricia R. Harris, Witness

[Signature]  
Kelli Jo Russell, Witness

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26<sup>th</sup> 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.



[Signature]  
Patricia R. Harris  
Notary Public, State of Florida

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26<sup>th</sup> 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.



[Signature]  
Patricia R. Harris  
Notary Public, State of Florida