



This Instrument Prepared under the supervision of:
Mary T. Ruffolo, Esq., of North American Title Company
730 NW 107th Avenue, Suite 115
Miami, Florida 33172

Return to: (via enclosed envelope)
North American Title Company
730 NW 107th Avenue, Suite 115
Miami, Florida 33172
(9020105)

Property Appraiser's Folio Number(s): a portion of 1923 05 0090

Grantee(s) Tax I.D. No. _____

INSTR # 101695187
OR BK 32775 PG 1156
RECORDED 02/18/2002 10:41 AM
COMMISSION
BROWARD COUNTY
DOC STKP-D 6,160.00
DEPUTY CLERK 1025

WARRANTY DEED

THIS INDENTURE is made as of the 30th day of January, 2002, by and between LSC ASSOCIATES, a Florida Joint Venture, having its principal place of business at 8190 W State Road, 84, Davie, Florida 33324 party of the first part, and LENNAR HOMES, INC., a Florida Corporation, whose mailing address is 700 NW 107th Avenue, Miami, Miami-Dade County, Florida 33172, party of the second part.

WITNESSETH:

THAT the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, to it paid in hand by the party of the second part, and receipt of which is hereby acknowledged, has granted, bargained and sold to the party of the second part, their heirs, successors and assigns forever, all the right, title, interest, claim and demand that party of the first part has or may have in and to the following described real Property located and situate in the County of Broward and State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The Property is conveyed subject to the following:

1. Conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property.
2. Applicable zoning, land use and subdivision ordinances, restrictions and/or agreements.
3. Real estate, ad valorem and non ad valorem taxes and/or assessments, for this and subsequent years not yet due and payable.

AND the said party of the first part does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons whomsoever.

AND the said party of the second part, by acceptance of this Deed, automatically agrees for itself, and its heirs, personal representatives, successors and assigns, to observe and to be bound by all of the terms and conditions set forth in the documents identified above, all exhibits attached thereto, and all future amendments thereof including, without limitation, the provisions of the Declaration applicable to the Property.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name and by its proper officer and its seal to be affixed the day and year first above written.

WITNESSES:

Christine Nunzio
Print Name: Christine Nunzio

Tanya Sperwer
Print Name: Tanya Sperwer

Christine Nunzio
Print Name: Christine Nunzio

Tanya Sperwer
Print Name: Tanya Sperwer

LSC ASSOCIATES, a Florida joint venture

By: LL Partners, Inc. a Nevada corporation its Joint Venture Partner

By: Doyle D. Dudley
Name: Doyle D. Dudley
Title: Vice President {SEAL}

And by: L/Cleve Holdings, Limited Partnership, a Florida limited partnership, its Joint Venture Partner

By: LL Partners, Inc., a Nevada corporation, its General Partner
By: Doyle D. Dudley
Name: Doyle D. Dudley
Title: Vice President {SEAL}

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30th day of January, 2002 by Doyle D. Dudley as Vice President of LL PARTNERS, INC., a Nevada Corporation, Joint Venture Partner of LSC ASSOCIATES, a Florida Joint Venture and the General Partner of L/Cleve Holdings, Limited Partnership, a Florida Limited Partnership, its joint venture partner, on behalf of the coproation. He is personally known to me and did not take an oath.

My commission expires:



Christine Nunzio
MY COMMISSION # CC927973 EXPIRES
April 13, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Christine Nunzio
NOTARY PUBLIC, State of Florida at Large

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EXHIBIT "A"

**GROUP LSC
HARBOUR LAKE ESTATES**

Lots 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 1; Lot 11, Block 3, of HARBOUR LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 168, page 48 of the Public Records of Broward County, Florida.