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CONDOMINIUM WARRANTY DEED

THIS INDENTURE, made this 13th day of January, 1989, between ORIOLE HOMES CORP., a Florida corporation whose principal office is located at 1151 N. W. 24th Street, Pompano Beach, Florida 33067, hereinafter referred to as "Grantor", and Vincent Licciardo and Barbara Licciardo, husband and wife, whose post office address is 7940 NW 50th Street, Lauderhill, State of Florida 33321, hereinafter referred to as "Grantee".

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable considerations to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, the following described real property situated, lying and being in Broward County, Florida, to-wit:

The Condominium Parcel known as Apartment 104 of Phase 3 of Cascades of Lauderhill Condominium (the "Condominium"), according to the Declaration of Condominium thereof, recorded in Official Records Book 10094, Pages 298 through 427 of the Public Records of Broward County, Florida as such Declaration may have been amended by any amendments thereto heretofore filed amongst the Public Records of Broward County, Florida, including, but not limited to, any amendment to add the aforesaid Phase to the Condominium (if such Phase be other than Phase 1 thereof).

Grantee, by acceptance hereof, and by agreement with Grantor hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the aforescribed Declaration of Condominium including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of the Condominium which may be levied against the aforescribed Apartment. The Declaration further provides for certain land use covenants upon the land areas described therein and provides that a portion of the taxes, insurance and other maintenance and monetary obligations referred to therein as the "Association Area Expenses" shall be assessed against the Apartment. Grantee expressly acknowledges and assumes the obligation to pay these expenses and all other expenses assessed against the Apartment.

This conveyance is made subject to the following:

1. Real estate taxes for the year 1989 and subsequent years;
2. Applicable zoning regulations and ordinances;
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration of Condominium and all exhibits and any amendments thereto;
4. All of the covenants, agreements, conditions, restrictions and easements of record, if any, which may now affect the aforescribed property;

Mr. & Mrs. Licciardo  
7940 N.W. 50th Street  
Lauderhill, FL 33321

19250  
Notary Public  
State of Florida  
Danyel M. Evans, Deputy

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5. Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement of improvements or caused by minor inaccuracies in building or rebuilding;

6. Such facts as an accurate survey would show.

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

Signed, Sealed and  
Delivered in the  
Presence of:

Suzanne L. Young  
Sharon L. Young

ORIOLE HOMES CORP.

By: A. Nunez, Senior Vice President

Attest: Sharon L. Young, Assistant Secretary  
(SEAL)

Christine Hayduk  
Suzanne L. Young

ACCEPTED BY GRANTEE:

Vincent Licciardo  
Barbara Licciardo

STATE OF FLORIDA )  
COUNTY OF )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized and acting, A. Nunez and Sharon L. Young, the Senior Vice Pres. and Assistant Secretary, respectively, of ORIOLE HOMES CORP., to me known to be the persons who signed the foregoing instrument as such officers, and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this  
13th day of January, 1989.

Suzanne L. Young  
Notary Public  
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. OCT. 28, 1991  
BONDED THRU GENERAL INV. UND.

STATE OF FLORIDA )  
COUNTY OF )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized and acting, Vincent Licciardo and Barbara Licciardo, to me known and known by me to be the individuals described in and who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this  
13th day of January, 1989.

Suzanne L. Young  
Notary Public  
My Commission Expires:

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
L. A. HESTER  
COUNTY ADMINISTRATOR

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXP. OCT. 28, 1991  
BONDED THRU GENERAL INV. UND.