

THIS INSTRUMENT PREPARED BY
RECORD AND RETURN TO:
Machado & Herran, P.A.
Jose Luis Machado, Esq.
8500 S.W. 8th Street, Suite #238
Miami, Florida 33144

Property Folio Number: 10021-01-0200/02300/03000/04500/02410/02100

WARRANTY DEED

THIS INDENTURE, made this ~~10th~~ day of March, 2003 between **JOSE A. ORTEGA, JR., a married man, as to an undivided 40% interest, MARIA ELENA ORTEGA-WOLLBERG, a married woman, as to an undivided 40% interest, and JOSE LUIS MACHADO, JR., individually and as Trustee of the MACHADO FAMILY REVOCABLE TRUST dated October 31, 2000, as to an undivided 20% interest**, of the County of Miami-Dade in the State of Florida, hereinafter referred to as "GRANTOR", and whose post office address is: 2665 S. Bayshore Drive, #601, Miami, FL 33133, 415 San Turce, Coral Gables, FL 33143 and 160 E. Sunrise Avenue, Coral Gables, FL 33133, and **SOUTHERN HOMES OF DAVIE V, LLC, a Florida limited liability company**, hereinafter referred to as "GRANTEE", whose post office address is: 12900 SW 128th Street, Suite 100, Miami, FL 33186.

That the said GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE, its heirs and assigns forever, the following described land, to wit:

See attached Exhibit "A"

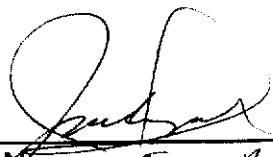
SUBJECT TO THE FOLLOWING CONDITIONS:

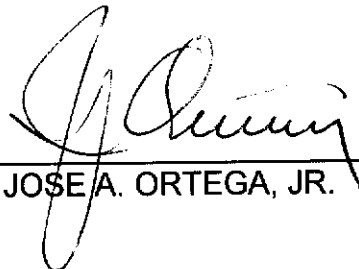
1. Real Estate Taxes for 2002 and thereafter, which are not yet due and payable.
2. Conditions, easements, restrictions and reservations of record, if any, but this reference shall not operate to reimpose same.
3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.
4. Grantors' warrant that at the time of this conveyance or at no time in the past was the subject property the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it

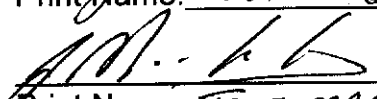
contiguous to or a part of homestead property. Grantors' residence and homestead address is: 2665 S. Bayshore Drive, #601, Miami, FL 33133 (Jose A. Ortega, Jr.); 415 San Turce, Coral Gables, FL 33143 (Maria Elena Ortega - Wollberg); and 160 E. Sunrise Avenue, Coral Gables, FL 33133 (Jose Luis Machado, Jr.).

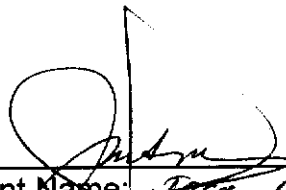
And the said GRANTOR does hereby warrant title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered in the presence of:

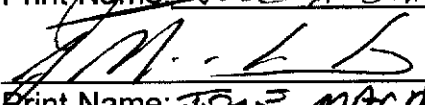

 Print Name: JOSE A. ORTEGA

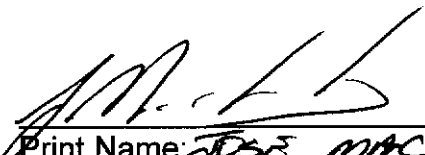
By: 
 JOSE A. ORTEGA, JR.

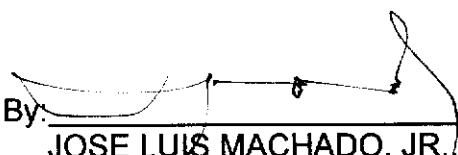

 Print Name: JOSE MACHADO



 Print Name: JOSE A. ORTEGA

By: 
 MARIA ELENA ORTEGA-WOLLBERG


 Print Name: JOSE MACHADO


 Print Name: JOSE MACHADO


By: 
 JOSE LUIS MACHADO, JR.,
 Individually and as Trustee of
 of the MACHADO FAMILY
 REVOCABLE TRUST dated
 October 31, 2000


 Print Name: MARIA E. CEBALLOS

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on this 5 day of March, 2003, by JOSE A. ORTEGA, JR., MARIA ELENA ORTEGA-WOLLBERG, and JOSE LUIS MACHADO, JR., individually and as Trustee of the MACHADO FAMILY REVOCABLE TRUST dated October 31, 2000, who are personally known to me or who have produced _____ as identification and who did not take an oath.



Notary Public
State of Florida
Commission Expires:



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Tracts 25, 26, 33, and 48, of Section 21, Township 50 South, Range 40 East, according to the Plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, LESS Right of Way to Division of Administration, State of Florida Department of Transportation, as described in Order of Taking recorded in Official Records Book 7997, at Page 80, of the Public Records of Broward County, Florida, LESS that portion of Tracts 25, 26 and 48 lying West of the West right-of-way line of Interstate Highway No. 75 (I-75); said lands lying and being in Broward County, Florida.

PARCEL II:

Tract 27, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, of Section 21, Township 50 South, Range 40 East, according to the Plat thereof, as recorded in Plat book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, less that part described as follows:

Commencing at the Northwest corner of said Section 21, thence Southerly 1,654.50 feet to a Point of Beginning; thence Easterly 457.04 feet; thence Southerly 247.57 feet; thence Southerly 83.91 feet; thence Westerly 474.89 feet; thence Northerly 330.90 feet to the Point of Beginning in FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida; said lands situate lying and being in Broward County, Florida.

Less the following property:

A portion of Tract 27, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, Section 21, Township 50 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of said Tract 27; thence N 89°59'07" E along the South Line of said Tract 27, for 474.89 feet to a point on the Limited Access R/W Line of I-75, according to the Map thereof, being Section 86075-2417. Thence N 01°16'48" W, along said Limited Access R/W Line, for 20.00 feet to the POINT OF BEGINNING of the following described parcel; thence continue N 01°16'48" W along said Limited Access R/W Line, for 120.00 feet; thence N 89°58'07" E for 52.55 feet; thence S 00°00'53" E for 120.00 feet; thence S 89°59'07" W parallel with the South Line of said Tract 27, for 50.00 feet to the POINT OF BEGINNING.

PARCEL III:

Tract 24, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, in Section 21, Township 50 South, Range 40 East, according to the map or plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida.