



This instrument was prepared by: George A. Patterson, Esq. GEORGE A. PATTERSON, P.A. 665 Southeast 10th Street DEERFIELD BEACH, FLORIDA 33441

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

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This Indenture, Made this 13 day of October 1980, Between PW ASSOCIATES, a Partnership existing under the laws of the State of Florida, of the County of Palm Beach, State of Florida, grantor, and PHEASANT RUN, INC., a Florida corporation, whose post office address is 4422 Germantown Road, Delray Beach, FL 33445

of the County of Palm Beach, State of Florida, grantee. Witnesseth, That said grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said 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 Palm Beach County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

The above-described lands have been platted and constitute all of the lands within the Plat of PHEASANT WALK SECTION EIGHT as recorded in Plat Book 37 at Pages 160 and 161 of the Public Records of Palm Beach County, Florida.

SUBJECT TO taxes for the year 1980 and subsequent years; easements, restrictions and reservations of record and applicable zoning ordinances;

ALSO SUBJECT TO Declaration and Establishment of Conditions, Reservations and Restrictions for Pheasant Walk Section Eight, recorded on November 6, 1979 in Official Records Book 3169 at Pages 727 through 731 inclusive, and Amendment thereto, recorded on August 1, 1980 in Official Records Book 336 at Pages 1606 through 1610 of the Public Records of Palm Beach County, Florida;

ALSO SUBJECT TO that certain mortgage in favor of AMERIFIRST FEDERAL (see record and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all verse) persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

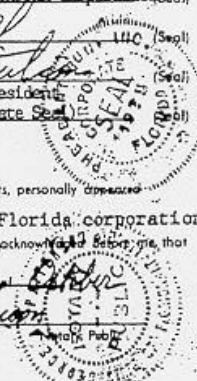
By: [Signature] Partner, PW ASSOCIATES
By: [Signature] ERMINIO P. GIULIANO, President (Corporate Seal)

STATE OF FLORIDA COUNTY OF Broward I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ERMINIO P. GIULIANO, President of PHEASANT RUN, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 19 80.

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES DEC. 31 1982 BONDED THREE GENERAL BINS. UNRENEWED

Please Return To: RUSSELL B. CLARKE Attorney and Counselor at Law 665 Southeast 10th Street Deerfield Beach, Florida 33441



SAVINGS & LOAN. ASSOCIATION in the original principal sum of \$1,500,000.00, recorded June 4, 1979 in Official Records Book 3071 at Page 1381 of the Public Records of Palm Beach County, Florida.

PHEASANT WALK SECTION EIGHT

A parcel of land in Section 36, Township 46 South, Range 42 East, County of Palm Beach, State of Florida, more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE- QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 36; THENCE RUN N 00°14'26"E 577.08 FEET ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (K.E. 1/4) TO A POINT; THENCE RUN N 89°45'34"W 32.47 FEET TO A POINT; THENCE RUN S 56°21'15"W 199.20 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1757.00 FEET, A CENTRAL ANGLE OF 02°47'08" AND A CHORD BEARING OF N 31°26'57"W; THENCE RUN NORTHWESTERLY 85.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT; THENCE RUN N 11°45'22" E 35.11 FEET TO A POINT; THENCE RUN N 33°28'42" W 60.00 FEET TO A POINT; THENCE RUN N 78°38'45"W 35.36 FEET TO A POINT; THENCE RUN S 56°21'15"W 60.00 FEET TO A POINT; THENCE S 11°21'15"W 35.36 FEET TO A POINT; THENCE RUN S 56°21'15"W 60.00 FEET TO A POINT; THENCE RUN N 78°38'45"W 35.36 FEET TO A POINT; THENCE RUN S 56°21'15"W 100.00 FEET TO A POINT; THENCE RUN N 33°38'45"W 552.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 56°21'15": THENCE RUN NORTHWESTERLY 786.85 FEET ALONG THE ARC OF SAID CURVE TO A POINT; THENCE RUN WEST 113.49 FEET TO A POINT; THENCE RUN SOUTH 650.00 FEET TO A POINT; THENCE RUN S 32°55'09"E 1017.27 FEET TO A POINT; THENCE RUN S 07°34'51"E 507.25 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1487.00 FEET, A CENTRAL ANGLE OF 05°25'20" AND A CHORD BEARING OF N 80°05'36"E; THENCE RUN NORTHEASTERLY 140.72 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH BOUNDARY OF PHEASANT WALK SECTION FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY TO A POINT; THENCE RUN S 12°37'04"E 100.00 FEET ALONG SAID NORTH BOUNDARY OF PHEASANT WALK SECTION FOUR TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 999.00 FEET, A CENTRAL ANGLE OF 24°27'47" AND A CHORD BEARING OF N 65°09'03"E; THENCE RUN NORTHEASTERLY 426.53 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH BOUNDARY TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 636.00 FEET AND A CENTRAL ANGLE OF 61°53'24"; THENCE RUN NORTHEASTERLY 686.99 FEET ALONG THE ARC OF SAID CURVE TO A POINT; THENCE RUN N 81°01'45"E 110.00 FEET TO A POINT; THENCE RUN S 78°06'00"E 95.84 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 42.51 ACRES, MORE OR LESS.

EXHIBIT "A"

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, the undersigned authority, THOR AMLIE, ~~Executive Vice-President~~, Palm-Aire Development Corp., a Florida corporation, who being duly sworn, deposes and says that he is ~~Executive Vice-President~~ of Palm-Aire Development Corp. and that said Palm-Aire Development Corp. is one of the Partners of PW Associates, a Florida Partnership; that the other Partner is Pheasant Run, Inc., a Florida corporation; that said Pheasant Run, Inc., the Partner executing the conveyance to which this Affidavit is attached, had the authority to do so.

Thor Amlie

THOR AMLIE, ~~Executive Vice-President~~,
Palm-Aire Development Corp.

SWORN TO AND SUBSCRIBED before me this 15th day of
October, 1980.

Heber L. Crowley
Notary Public
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY. 3 1982
BONDED THRU GENERAL INS. UNDERWRITERS



RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

B3399 P0251