

DEPT 115 5.00
DEPT 291 1.00
DEPT 251 88.90
774 H
CHECKS 94.90
9525A

10/03/96

Warranty Deed

08-658525
CONTRACT NUMBER
032828-934760-049090
PARCEL NUMBER

SOCIAL SECURITY (I.D.) NUMBER

This Indenture, made this September 19, 1996, between Avatar Properties Inc., P.O. Box 023000, Miami, FL 33102, a corporation existing under the laws of the State of Florida having its principal place of business in the County of Dade and State of Florida, hereinafter called the grantor, to ALFREDO J. MAGBANUA AND ARLENE D. MAGBANUA, AS JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP, whose post office address is C/O AVATAR PROPERTIES INC. P.O. BOX 023000 MIAMI, FL 33102-3000, hereinafter called the grantee:

Witnesseth, That the grantor for and in consideration of the sum of \$10.00 and other good and valuable considerations, to it in hand paid by the grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and said grantee's heirs and assigns forever, the following described land:

8870 Lot 9, Block 1138, Village 7, Neighborhood 5, POINCIANA SUBDIVISION, according to the plat thereof recorded in Plat Book 53 at Page(s) 26 of the of the Public Records of POLK, County, Florida.

SUBJECT TO MORTGAGE AND PROMISSORY NOTE SIGNED SIMULTANEOUSLY WITH THIS TRANSACTION.

THIS IS VACANT LAND AND IS NOT SUBJECT TO HOMESTEAD EXEMPTION AND NEVER HAS BEEN.

Subject to taxes for the current year, easements of record, zoning and building ordinances, matters contained in Deed of Restrictions and any other reservations of record, Articles of Association in Poinciana Village Association, and By-Laws thereof of Poinciana Subdivision, which provides among other matters for mandatory membership in Poinciana Village Association, assessments imposed on the property for maintenance and as improvement fees, with a right granted to the Association to impose a lien on the above described property for failure to pay assessments as they become due, all of which are covenants running with the land.

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

WITNESS:
Maria Borge
MARIA BORGHE

In Witness Whereof, the said grantor has caused these presents to be signed in its name by its duly authorized officers, and its corporate seal to be affixed, the day and year written.

WITNESS:
Mercedes Mecias
MERCEDIS MECIAS

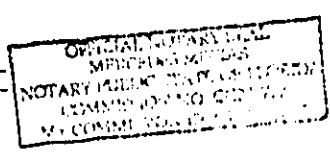
AVATAR PROPERTIES INC.
By: G. Patrick Settles
G. Patrick Settles, Vice President
P.O. Box 023000, Miami, FL 33102

STATE OF FLORIDA
County of Dade

I Hereby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements G. PATRICK SETTLES, Vice President of AVATAR PROPERTIES INC., a Florida corporation, to me personally known and known to me to be the individual described in and who executed the foregoing instrument, and has acknowledged the execution thereof to be a free act and deed as such officer for the uses and purposes therein expressed; and has affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my hand and official seal at Miami, said county and state, on this the 19th day of September, 1996.

NOTARY PUBLIC, STATE OF FLORIDA:
Sign: [Signature]
Print Name MERCEDIS MECIAS
Commission No. CC441734 (SEAL)



My Commission Expires: February 7, 1997

This Instrument Form Prepared by
Dennis J. Germain, Esq.
P.O. Box 023000
Miami, Florida 33102

Documentary Tax Pd. \$ 28.90
Intangible Tax Pd. \$ _____
E.D. "Bud" Dixon, Clerk, Polk Co.
By: [Signature] Deputy Clerk

96 OCT -3 PM 1:29

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