

INSTR # 2006043113
BK 06643 PG 0289 PG(5)1
RECORDED 02/17/2006 10:17:29 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 1,268.40
RECORDING FEES 10.00
RECORDED BY L Withem

Prepared by and Return to:
Universal Land Title, Inc.
Lisa Gourley
7208 Sand Lake Road
Suite 306
Orlando, FL 32819
407-345-8774

File Number: 32326-19

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CORPORATE WARRANTY DEED

This Indenture made February 13, 2006 A.D. between LAKE MARION RESORT COMMUNITIES, LTD., A FLORIDA LIMITED PARTNERSHIP, FORMERLY LAKE MARION GOLF ESTATES, LTD. whose post office address is: 11860 WEST STATE ROAD 84, SUITE B-15, DAVIE, FLORIDA 33325, a corporation existing under the laws of the State of Florida, Grantor and BLANCA A TORRES AND DAVID RIVERA NAZARIO, WIFE AND HUSBAND whose post office address is: 144 OCEAN BLUFF DRIVE, KISSIMMEE, FL 34759 Grantee.

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Polk, State of Florida, to wit:

LOT 1, BLOCK 3590, POINCIANA, NEIGHBORHOOD 3 SOUTH, VILLAGE 7, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 62, PAGES 39 THROUGH 46, AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 092828-935230-004010

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.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Witness:

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

Seller:

Lake Marion Resort Communities, Ltd., a Florida limited partnership, formerly Lake Marion Golf Estates, Ltd., By: Waterways Development, Inc., as General Partners.

By: Richard Davenport, President

(Corporate Seal)

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 13th day of February, 2006, by Richard Davenport, President of Lake Marion Resort Communities, Ltd., a Florida limited partnership, formerly Lake Marion Golf Estates, Ltd., By: Waterways Development, Inc., as General Partners, on behalf of the corporation. He/she is XXX personally known to me OR has produced _____ as identification.

Notary Public

Lisa A. Smith

MY COMMISSION # DD118103 EXPIRES

June 6, 2006

BONDED THRU TROY FAIN INSURANCE, INC.