

PREPARED BY AND RETURN TO:  
DAVID K. BLATTNER, ESQUIRE  
RUDEN, McCLOSKY, SMITH,  
SCHUSTER & RUSSELL, P.A. *701 Brickell*  
*200 EAST BROWARD BOULEVARD* *Ave.*  
PT. LAUDERDALE, FLORIDA 33301  
11-5-1968

Property Appraiser's Parent  
Identification Number: 06-43-47-28-03-005-0011  
Grantee S.S.# 011  
Grantee S.S.# \_\_\_\_\_

CONDOMINIUM WARRANTY DEED

THIS INDENTURE, made this 28th day of January, 1998, between  
BOCA GOLF VIEW, LTD., a Florida limited partnership, whose principal office is  
located at 350 West Camino Gardens Boulevard, Suite 303, Boca Raton, Florida  
33432 ("Grantor"), and SHIRLEY BERNSTEIN, a married woman

whose post office address is 1220 Lions Head Road,  
P.O. Box 33446- ("Grantee").

WITNESSETH:

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

UNIT NO. A-102 of TOWNSEND PLACE, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 10165, at Pages 1750 through 1855, of the Public Records of Palm Beach County, Florida, and any and all amendments thereto, and together with an undivided share in the Common Elements appurtenant thereto.

SUBJECT HOWEVER TO THE FOLLOWING:

1. Real property taxes for the year 1996 and subsequent years  
2. Zoning and other regulatory laws and ordinances affecting the Land.  
3. Easements, rights of way, reservations and covenants and restrictions of record.  
4. Easements, restrictions, reservations, dedications and all matters shown on the plat of Plat A, Spanish River Land Co., recorded in Plat Book 16, Page 27, of the Public Records of Palm Beach County, Florida, with S.E. 6th Street shown thereon being abandoned by City of Boca Raton Ordinance #4248, recorded in Official Records Book 8964, Page 1574.  
5. Restrictive Covenants by Arvida Corporation, dated September 22, 1983, recorded September 23, 1983, in Official Records Book 4645, Page 1719, of the Public Records of Palm Beach County, Florida.  
6. Easement Deed in favor of the City of Boca Raton, dated December 11, 1989, recorded December 22, 1989, in Official Records Book 6301, Page 1136, of the Public Records of Palm Beach County, Florida.  
7. Ordinance No. 4035 of the City of Boca Raton Re: Community Redevelopment Area Development Order, as recorded in Official Records Book 7809, Page 444.  
8. That certain Non-exclusive Easement, dated December 5, 1995, pursuant to which Arvida/JNB Partners is the grantor and Bell South Telecommunications, Inc. is the grantee, as recorded in Official Records Book 9055, Page 1532.  
9. That certain Declaration of Unity of Title, dated December 20, 1995, made by Arvida/JNB Partners, as recorded in Official Records Book 9055, Page 1539.  
10. Easement executed by and between Florida Power & Light Company and Boca Golf View, Ltd., a Florida limited partnership, dated July 31, 1997 and recorded August 31, 1997, in Official Records Book 9917, at Page 1176, of the Public Records of Palm Beach County, Florida.  
11. Dedications, restrictions, reservations and easements as indicated and/or shown on certain Plat of TOWNSEND PLACE, recorded in Plat Book 81, at Page 119, of the Public Records of Palm Beach County, Florida.  
12. Special Assessment Liens as contained and more fully described in Financial Services Memorandum 66/57 - 174 on file with the City of Boca Raton, Florida, inclusive of unrecorded Ordinance No. 3851 adopted by the City Council of the City of Boca Raton dated May 22, 1990.

Nothing herein shall be deemed to reimpose any of the above exceptions which have otherwise expired.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

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 Declaration, including, but not limited to, Grantee's obligation to pay all assessments to TOWNSEND PLACE CONDOMINIUM ASSOCIATION, INC., a Florida

corporation not-for-profit, as provided for therein for the maintenance and operation of the Condominium which may be levied against the aforescribed Unit.

Grantor does hereby warrant the title to said property by, through and under the said Grantor and will defend the same against lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

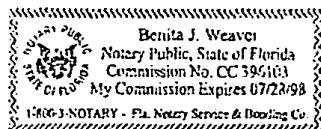
WITNESSES:

*Kim*  
Print Name: Kim Kenealy  
*Brenda N. Merlo*  
Print Name: Brenda N. Merlo

STATE OF FLORIDA  
SS:  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28th day of January, 1998, by Brian Street, as President of BOCA GOLF VIEW DEVELOPERS, INC., a Florida corporation, General Partner of BOCA GOLF VIEW, LTD., a Florida limited partnership, on behalf of the corporation. He is personally known to me.

My Commission Expires:



BOCA GOLF VIEW, LTD., a Florida limited partnership

By: BOCA GOLF VIEW DEVELOPERS, INC., a Florida corporation, General Partner

By: *Brian Street* (SEAL)  
Brian Street, President

*Benita J. Weaver*  
Notary Public, State of Florida

Typed, printed or stamped name  
of Notary Public