

Corporate Warranty Deed

4



This Indenture, made this _____ day of _____ A.D. 19 _____, Between

LUCKY STAR INTERNATIONAL REALTY GROUP, INC.

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 1572 PAGE 1388
RECORDED 11/21/97 @ 09:35 AM
FILE NUMBER 524940
TOTAL FEES \$185.50

whose post office address is: Suite E 148 - 3821 B Tamiami Trail
Port Charlotte, FL 33952

a corporation existing under the laws of the State of Florida, Grantor and
TI XIANG

whose post office address is:

Grantees' SSN:
Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of (Ten & NO/100) Dollars, 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 Charlotte, State of Florida, to wit:

Lot 20, Block 1902, PORT CHARLOTTE SUBDIVISION, SECTION 60, according to the plat thereof, recorded in Plat Book 5, Pages 74A thru 74K, of the Public Records of Charlotte County, Florida.

Subject to covenants, restrictions and easements of record and also to taxes for 1997 and subsequent years.

Parcel Identification Number: 0062402-0-4

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.

LUCKY STAR INTERNATIONAL REALTY GROUP, INC.

FILED AT
MURDOCK BRANCH
97 NOV 20 PM 8:26
BARBARA T. SCOTT
CLERK OF CIRCUIT COURT
CHARLOTTE COUNTY, FL

Signed and Sealed in Our Presence:

By: Johnny Hsu Hsu Kuo-Chiang
JOHNNY HSU
Its President

Xiang Ti
Name: Xiang Ti

He Guoqiang
Name: He Guoqiang

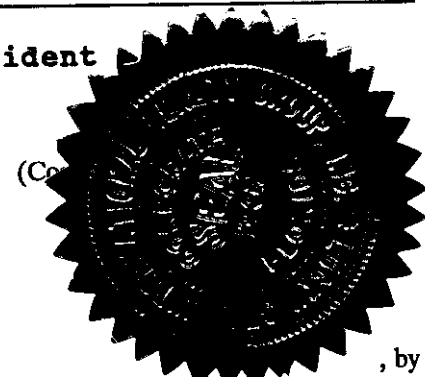
State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, by
JOHNNY HSU
of LUCKY STAR INTERNATIONAL REALTY GROUP, INC.

a corporation existing under the laws of the State of Florida, on behalf of the corporation.
He/She is personally known to me or has produced as identification
and did not take an oath.

PREPARED BY: CYNTHIA M. GLITCH
RECORD & RETURN TO:
Associated Title Services, Inc.
2616 Tamiami Trail, Unit 6
Port Charlotte, Fl. 33952
File No: 97-4391

Print Name: _____
Notary Public
My Commission Expires: _____



IMAGED
SS



Certificate of Acknowledgment of Execution of an Instrument

 (Country)
 People's Republic of China)
 Province of Guangdong)
 (County and/or other political division))
 Consulate General of the) SS:
 (County and/or other political division)

 (Name of foreign service office)

I, Shelley E. Johnson, Consul

 of the United States of America at Guangzhou, China

 duly commissioned and qualified, do hereby certify that on this 12th

 day of November, 1997, before me personally appeared -----
 (DATE)

 -----Johnny Hsu aka Kuo-Chiang Hsu-----

to me personally known, and known to me to be the individual--described in, whose
 name is subscribed to, and who executed the annexed instrument, and being
 informed by me of the contents of said instrument he duly acknowledged to me
 that he executed the same freely and voluntarily for the uses and purposes therein
 mentioned.

[SEAL]

*In witness whereof I have hereunto set my hand and
 official seal the day and year last above written.*

Shelley E. Johnson

 Consul of the United States of America.