

Prepared by and return to:  
**Martyn W.D. Verster**  
**The Closing Company**  
**9425 Sunset Drive, Suite 124**  
**Miami, FL 33173**  
**305-271-0100**  
Parcel Identification Number: [REDACTED]

[Space Above This Line For Recording Data]

Warranty Deed

**THIS WARRANTY DEED**, made the 31st of July, 2007 by [REDACTED], a single man, whose address for tax purposes is 3 [REDACTED], herein called the Grantor, to F [REDACTED] a single man and [REDACTED], a single woman, with **joint tenants in common with right or survivorship** whose address is [REDACTED]

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**W I T N E S S E T H:** That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in county of Miami-Dade County, State of Florida, viz.:

**Condominium Unit No. 2312, of** [REDACTED]  
[REDACTED] **Florida, as amended and/or supplemented from time to time.**

**A/K/A:** [REDACTED] [REDACTED]

Subject to: Taxes and assessments for the year 2007 and all subsequent years, not yet due and payable; zoning ordinances and/or restrictions and prohibitions imposed by governmental authority, if any; conditions, reservations, limitations and easements of record and all matters set forth in the plat or common to the subdivision.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND**, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[REDACTED]

\_\_\_\_\_  
Witness #1 Printed Name

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
Witness #2 Printed Name

\_\_\_\_\_  
Witness # 2 Signature

**STATE OF FLORIDA**  
**COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 31stof July, 2007 by [REDACTED] a single man who is personally known to me or has produced \_\_\_\_\_ as identification.

**SEAL**

\_\_\_\_\_  
Notary Public