

CFN 2005R1031078
OR Bk 23828 Pas 3690 - 3691; (2pa
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DEED DOC TAX 54,000.00
SURTAX 40,500.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and Return to: Ellen Rose, Esq. Therrel Baisden, P.A. One Southeast Third Ave, Suite 2950

Miami, FI 33131

Tax Folio # 07-2216-035-0010

RETURN TO:
SERBER & ASSOCIATES, P.A.
2875 N.E. 191st Street
Suite 801
Aventura, Florida 33180

(above space reserved for recording information)

WARRANTY DEED

(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.)

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 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 Miami-Dade County, Florida, viz:

TRACT A, of GROVPAC SUBDIVISION, according to the Plat thereof recorded in Plat Book 115, at Page 90, of the Public Records of Miami-Dade County, Florida, less the westerly 24 feet thereof acquired by the Department of Transportation, State of Florida, for a right of way for State Road No. 5 (Biscayne Boulevard)

SUBJECT TO:

- 1. Taxes for the year 2005 and years subsequent thereto;
- 2. Zoning ordinances of Miami-Dade County, Florida; and
- Conditions, restrictions, easements and limitations of record, if any, without reimposing same.

TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all



persons whatsoever; and that said land is free of all encumbrances except as listed above and taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the undersigned has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

	15801 BISCAYNE, LLC, a Florida limited liability company
Printed Name: Ellery foxe Printed Name: Drenda O'Carripo	By: Michael Comras, Manager Address: 407 Lincoln Road, Suite 9-F Miami Beach, Florida 33139
STATE OF FLORIDA)) ss. COUNTY OF MIAMI-DADE)	
September, 2005 by Michael Comras, as Maliability company by and on behalf of said limited lia	and acknowledged before me this 24 day of an ager of 15801 BISCAYNE, LLC, a Florida limited bility company. He is personally known to me or has lentification.
BRENDA O'CAMPO MY COMMISSION # DD 235222 EXPIRES: September 22, 2007 Bonded Thru Notary Public Underwriters	Notary Public State of Florida at Large
My commission expires:	Printed Notary Signature

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