

This instrument prepared by:
Frédéric M. Barthe, Esquire
Frederic Barthe PA
17 SE 24th Ave. 2nd floor
Pompano Beach, FL 33062

Parcel identification number: 07-2210-001-0250

This transfer is for the conveyance of an undivided 50% interest in the subject property. The consideration paid to grantor for said transfer is \$325,000.00.

WARRANTY DEED

This Indenture, made this ⁹ day of April, 2019 between **GUY TENENBAUM a married man**, whose address is 5558 East Leitner Drive, Coral Springs, FL 33067, Grantor, and **MELANIE TENENBAUM, a Single woman, and GUY TENENBAUM a married man, Joint tenants with right of survivorship**, whose address is 3221 NE 165th Street, North Miami Beach, Florida 33160, Grantee;

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantees, their heirs and assigns forever, the following described land, situate and being in the County of Miami-Dade, State of Florida, to-wit:

Lot 25, Block 6, EASTERN SHORES 1 ST ADDITION, according to the map or plat thereof, as recorded in Plat Book 65, Page 39, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO: All the conditions, covenants, restrictions, zoning, prohibitions and other requirements imposed by governmental authority, restrictions and other matters of record; and Real Property taxes and assessments for the year 2019 and subsequent years.

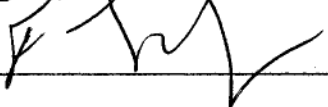
And the said Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Grantor further covenants that the subject property is not his homestead nor contiguous to it and that his principal residence is located at 5558 East Leitner Drive, Coral Springs, FL 33067.

Signature page to follow

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:



Frederic Barthe
Witness (print name)

Heidi R. Collins

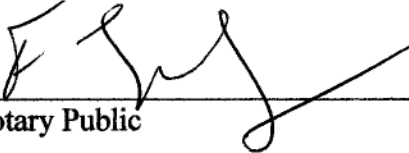
HEIDI R. COLLINS
Witness (print name)



GUY TENENBAUM

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 9th day of April 2019 by **GUY TENENBAUM**, who is () either personally known to me or () who produced drivers license as identification.



Notary Public

