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WARRANTY DEED
(FROM CORPORATION)

1981 MAY 21 AM 9:56

RAMCO FORM 33

This Warranty Deed Made and executed the 20th day of May A D 1981 by
ROYALMOUNT INVESTMENTS, INC.,

a corporation existing under the laws of Florida, and having its principal place of
 business at Dade County, Florida

hereinafter called the grantor, to DANIEL SEGAL and ROBERTA SEGAL, his wife, as to an un-
 divided seventy-five percent (75%) interest; and KENNETH WHITTAKER and HELEN WHITTAKER,
 his wife, as to an undivided twenty-five percent (25%) interest, as Tenants in Common
 whose postoffice address is c/o Mr. Kenneth Whittaker, 8340 Northeast 2nd Avenue,
 Miami, Florida 33138
 hereinafter called the grantees:

(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, by these presents does grant, bargain, sell,
 alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Dade
 County, Florida, viz:

Lots 1, 2, 7 and 8, in Block 10, of RUCKS PARK, according to
 the Plat thereof, as recorded in Plat Book 44, at Page 97, of
 the Public Records of Dade County, Florida.

SUBJECT TO taxes for the year 1981, and all subsequent years;
 SUBJECT TO conditions, restrictions, reservations, dedications and easements of record,
 if any. This reference thereto shall not operate to reimpose the same;
 SUBJECT TO that certain Mortgage executed in favor of WASHINGTON FEDERAL SAVINGS AND
 LOAN ASSOCIATION OF MIAMI BEACH, in the approximate remaining principal balance of
 \$425,535.00, which the grantee herein agrees to assume and pay;
 SUBJECT TO that certain Second Mortgage executed in favor of VARICK HILL REALTY CORP.,
 a Florida corporation, in the approximate remaining principal balance of \$53,924.00,
 which the grantee herein agrees to assume and pay; and
 SUBJECT TO that certain Third Mortgage executed in favor of SHERPENT DEVELOPMENT, LTD.,
 a Quebec corporation, ARPAD KIRALY, and BERNARD GRANT, in the approximate remaining*

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
 wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
 simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
 rants 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

*principal balance of \$41,760.00, which the grantee herein agrees to assume and pay.

In Witness Whereof

(CORPORATE SEAL)

the grantor has caused these presents to
 be executed in its name, and its corporate seal to be hereunto
 proper officers thereunto duly authorized, the day and year first

ATTEST:

Secretary

ROYALMOUNT INVESTMENTS, INC., a Florida
corporation

Signed, sealed and delivered in the presence of:

By

HERSCHEL GAVSIE

STATE OF FLORIDA
COUNTY OF DADERICHARD P. BRINKER,
CLERK CIRCUIT COURT

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take and receive oaths,
 personally appeared

HERSCHEL GAVSIE

well known to me to be the

President of

respectively of the corporation

in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses,
 under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of May 1981.

MY COMMISSION EXPIRES:

July 22, 1984

This Instrument Was Prepared By:

GARY A. KORN, ATTY.
BEDZOW AND KORN

This instrument prepared by:

Address

1125 Northeast 125th Street, Suite C
North Miami, Florida 33161NOTARY PUBLIC, STATE OF FLORIDA,
AT LARGE