



CFN 2006R0420373
 OR Bk 24441 Pgs 3432 - 3434 (3pgs)
 RECORDED 04/19/2006 12:08:05
 DEED DDC TAX 719.40
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY AND RETURN TO:
 Brad P. Scobey
 Spirit Title & Escrow, Inc.
 6790 Taft Street
 Hollywood, Florida 33024
 Property Appraisers Parcel Identification (Folio) Numbers:
 3022060060190

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the **14th** day of **April, 2006** by **Eulalee Manderson, an unmarried widow**, herein called the grantor, to **Nego Steril, a married man, and Marie Enare Brutus, a single woman, as joint tenants with full rights of survivorship**, whose post office address is **270 NE 191st Street #120, Miami, FL 33179**, 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 **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 **MIAMI-DADE County, State of Florida, viz.:**

Condominium Parcel No. 120, of **STAR LAKE ESTATES NO. 1**, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 4692, at Page 146, of the Public Records of **MIAMI-DADE County, Florida.**

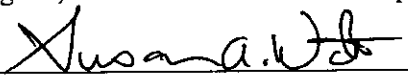
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

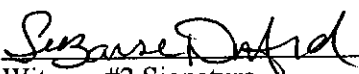
AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for the year 2006 and subsequent years.

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

Signed, sealed and delivered in the presence of:


 Witness #1 Signature
SUSAN A. WALTERS
 Witness #1 Printed Name


Eulalee Manderson
 1029 NW 107th Street, Miami, FL 33168


 Witness #2 Signature
SUZANNE DUNFORD
 Witness #2 Printed Name

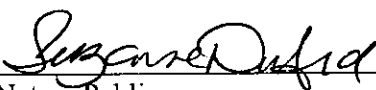
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 14th day of April, 2006 by Eulalee Manderson who is personally known to me or has produced FLD as identification.

SEAL



Suzanne Dunford
 Commission #DD253841
 Expires: Sep 28, 2007
 Bonded Through
 Atlantic Bonding Co., Inc


 Notary Public
SUZANNE DUNFORD
 Printed Notary Name

m



STAR LAKES ASSOCIATION, INC.

19100 N.E. 3rd Avenue, Miami, Florida 33179 Phone (305) 652-1311 • Fax (305) 652-2894
Email: starassociation@bellsouth.net

**CERTIFICATE OF APPROVAL
OF
STAR LAKES ASSOCIATION, INC.**

THIS IS TO CERTIFY that the below name applicant(s) have been approved by the Board of Directors of Star Lakes Association, Inc. as the transferee of the following described real property in Miami-Dade County, Florida.

Unit # 120 located at 270 NE. 191 Street of STAR LAKES a Condominium thereof, an Association according to the declaration of Public Records of Miami-Dade County, Florida.

SALE TO Maine Enare Brutus & Nego Steril, such approval has been given pursuant to the provisions of the Declaration of condominium and any right first refusal contained therein is hereby waived.

Dated this 21st day of Feb, 2006

STAR LAKES ASSOCIATION, INC.

By: 

President

By: 

Director

CORPORATE SEAL

Star Lakes Association, Inc.

STAR LAKES - A CONDOMINIUM COMPLEX

19100 N.E. 3rd Avenue, Miami, Florida 33179

Phone (305) 652-1311

Fax (305) 652-2894

I hereby swear that all my/our answer on the Sales Approval Contract are the absolute truth.

I also swear that I/we will be the sole occupant(s) of Unit # 120.
At no time will anyone else be permitted to live in this unit without the purchaser simultaneously occupying this unit.

In the event that the unit becomes illegally occupied by other individuals the purchaser agrees to pay a penalty of \$25.00 for each day of unlawful occupancy. This remedy shall be in addition to, and not in lieu of, any other appropriate remedy which may be available to the Association.

Marie Enare Brutus
Print full name of purchaser

Marie Enare Brutus
Signature of purchaser

Print full name of purchaser

Signature of purchaser

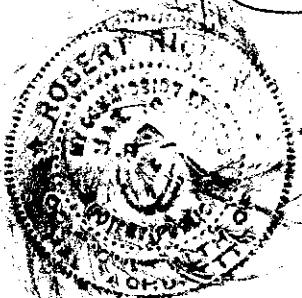
NOTARY:

STATE OF FLORIDA
COUNTY OF DADE

MA
Suffolk

The foregoing instrument was acknowledged before me this 23rd Feb 2006
By Marie Enare Brutus who is personally known to me or has produced MADL
_____ as identification.

[Signature]



ROBERT RICCARDI
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 10, 2011