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 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA  
 LAST PAGE

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Hallmark Title  
 Hallmark Title, Inc.  
 12552 W. Atlantic Boulevard  
 Coral Springs FL 33071

Property Appraisers Parcel Identification (Folio) Number: 30-4909-004-0960

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 28th day of May, 2004 by Jose Monte and Magdalena Delgado, husband and wife, whose post office address is 15562 SW 15th Terrace Miami, FL 33194, herein called the grantors, to Joseph Kissel, a single man whose post office address is 15562 SW 15th Terrace, Miami, FL 33194, hereinafter called the Grantee:

(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 MIAMI-DADE County, State of Florida, viz.:

Lot 5, Block 15 of E.F.M. Estates Section 2, according to the Plat thereof as recorded in Plat Book 160, Page 81 of the Public Records of Miami-Dade County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.

**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 grantee 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, 2002.

**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:

Witness #1 Signature [Signature]

Witness #1 Printed Name NICHOLAS LOPEZ

Witness #2 Signature [Signature]

Witness #2 Printed Name PATRICIA BUGH

[Signature]  
 Jose Monte 15562 SW 15th Terr. Miami, FL 33194

[Signature]  
 Magdalena Delgado 15562 SW 15th Terr. Miami, FL 33194

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28th day of May, 2004 by Jose Monte and Magdalena Delgado who are personally known to me or have produced FL DRIVERS LCC as identification.

SEAL



Nancy R. Jacobs  
 My Commission DD150759  
 Expires September 17 2006

[Signature]  
 Notary Public

Printed Notary Name

My Commission Expires:

04-149  
 Hallmark Title, Inc.  
 12552 W. Atlantic Blvd.  
 Coral Springs, FL 33071