

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Patricia M. Gonzalez**

Hemisphere Title Company

6135 NW 167 Street, Suite E-16

Miami, FL 33015

Our File No.: **1601192**

Property Appraisers Parcel Identification (Folio) Number: **514020-08-1900**

Florida Documentary Stamps in the amount of **\$3,850.00** have been paid hereon.

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SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 8th day of April, 2016 by **Genesis RE Holdings 10 LLC**, a Florida Limited Liability Company, whose post office address is **P.O. BOX 970913, Coconut Creek, FL 33097** herein called the Grantor, to **Malika O. St. Fort and Evans St. Fort, her husband** whose post office address is **1580 SW 171 Terrace Pembroke Pines, FL 33027** 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)*

**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 BROWARD County, State of Florida, viz.:

**Lot 190, Lido Isles, Sessa Eight**

**Description:**

**A portion of Parcel A, Sessa Eight, according to the plat thereof, as recorded in Plat Book 168, Page 2, of the Public Records of Broward County, Florida, more particularly described as follows:**

**Commencing at the West quarter corner of Section 20, Township 51 South, Range 40 East, as shown on said plat of Sessa Eight; thence North 89°38'38" East (bearings based on the record plat), along the South line of North one-half of Section 20, for 98.00 feet; thence North 00°21'22" West, for 82.00 feet, to the Point of Beginning, thence North 01°46'28" East, for 106.61 feet; thence North 57°12'00" East, along a line radial to the next described curve, for 162.58 feet; thence Southeasterly along the arc of curve to the left, having a radius of 170.00 feet, and a central angle of 18°59'03", for 56.33 feet; thence South 38°12'57" West, along a line radial to the last described curve, for 194.53 feet, thence South 89°38'38" West, for 50.75 feet to the Point of Beginning.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2016 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 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, 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 accruing subsequent to December 31, 2015.

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:

Genesis RE Holdings 10 LLC, a Florida Limited Liability Company

Witness #1 Signature

Witness #1 **Patricia M. Gonzalez**

Witness #2 Signature

**Tamara Baydes**

Witness #2 Printed Name

By: Severino Rodrigues, Managing Member

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 8th day of April, 2016, by Severino Rodrigues, Managing Member of Genesis RE Holdings 10 LLC., a Florida limited liability company who is personally known to me or has produced R. DR. LICENSE as identification.

SEAL

Notary Public

**Patricia M. Gonzalez**

Printed Notary Name

My Commission Expires:

