

THIS INSTRUMENT PREPARED BY:  
GERALD S. BERKELL, ESQ.  
BERKELL & BERKELL-RAFFERTY, P.A.  
16100 N.E. 16th Avenue  
North Miami Beach, FL 33162  
Tel.: (305)945-7561

OFF REC 18312 PG 4172

98R506963 1998 OCT 15 09:39

RETURN TO:  
IDEAL TITLE & ESCROW COMPANY  
1000 DISCAYNE BOULEVARD, SUITE 100  
NORTH MIAMI BEACH, FLORIDA 33162

DOCSTPDEE 510.00 SURTX 382.50  
HARVEY RUVIN, CLERK DADE COUNTY, FL

Grantee S.S.# \_\_\_\_\_  
Grantee S.S.# \_\_\_\_\_

Property Appraiser's Parcel Identification  
No. 0722170181020, 0722170181010 &  
0722170181000

### WARRANTY DEED

**THIS INDENTURE**, made this October 8, 1998, between John Williams, a single man, grantor\*, and Avery's Landing, Inc., a Florida corporation, whose post office address is 2810 NW 175 Street, Carol City, FL 33056, grantee\*.

### WITNESSETH:

That said grantor, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described and, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lots 17, 18, 19, 20, 21 and 22, Block 8, WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 95, of the Public Records of Miami-Dade County, Florida

more commonly known as: 1509-1511-1519 NE 153rd Terr., N. Miami Beach, Fl 33162

#### Subject to:

1. Taxes for the year 1998 and subsequent years.
2. Restrictions, conditions, easements and limitations of record, if any.
3. Applicable zoning ordinances.
4. Purchase Money Mortgage in the original principal sum of \$65,000.00.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal, the day and year first above written.

Signed, sealed, and delivered in the presence of:

[Signature]  
Print: Bernard J. Berkson

[Signature] (L.S.)  
John Williams  
1465 N.E. 154th Street  
North Miami Beach, Florida 33162

[Signature]  
Print: Barbara O'Mara

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY FLORIDA  
RECORD VERIFIED  
HARVEY RUVIN  
CLERK SUPREME COURT

STATE OF FLORIDA )  
  ):SS.  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this October 8, 1998, by John Williams, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC, State of Florida

My Commission Expires:

