

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Sarnia Michel  
Title Experts of South Florida, Inc.  
470 N.E. 13th Street  
Fort Lauderdale, Florida 33304  
Our File No.: 13-138  
Property Appraisers Parcel Identification (Folio) Number: 06-2125-027-1100  
State of Florida Deed Documentary Stamps paid on this transaction: \$840.00

.....SPACE ABOVE THIS LINE FOR RECORDING DATA.....

## WARRANTY DEED

THIS WARRANTY DEED, made the 28<sup>th</sup> day of February, 2014 by Felipe Pulido, a widower, whose post office address is 70 NE 134 St., North Miami, FL 33161 herein called the Grantor, to The Bien-Aime's Family LLC, a Florida Limited Liability Company whose post office address is 531 NE 133 Street, North Miami, FL 33161, 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 MIAMI-DADE County, State of Florida, viz.:

Lot 9, Block 30, of BREEZESWEPT ESTATES SECOND ADDITION, according to the Plat thereof, as recorded in Plat Book 65, Page 15, of the Public Records of Miami-Dade County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2014 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.

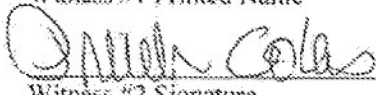
AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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

  
Witness #1 Printed Name

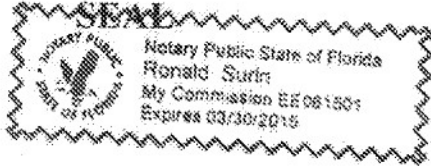
  
Witness #2 Signature

  
Witness #2 Printed Name

  
Felipe Pulido

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of February, 2014, by Felipe Pulido who is personally known to me or has produced FDL as identification and  did  did not take an oath.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public  
*[Handwritten Signature]*  
\_\_\_\_\_  
Printed Notary Name

My commission expires: