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PREPARED BY: ALEXANDER MARTONE
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Warranty Deed

PERSONAL REPRESENTATIVE DEED

Date of this Document: 5 November 2013

Reference Number of Related Documents: COURT ORDER OF DISTRIBUTION PROBATE MIAMI DADE COUNTY
CASE NUMBER: 13-0053CP05 dated: Oct. 21, 2013

Grantor(s):
 Name TOLMIE LEE CHEN, as Personal Representative
 Street Address 15860 N.E. 9th Avenue
 City/State/Zip North Miami Beach, Florida 33162

Grantee(s):
 Name TENANCIES IN COMMOM: TOLMIE LEE CHEN 50%; AKEEM MCGREGOR 25% and HARVILLE MCGREGOR 25%.
 Street Address 1540 N.E. 159th Court
 City/State/Zip N.Miami Beach, Fl. 33162

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and condo name): -Lot 1, of HATHAWAY HOMES, according to the Plat thereof, as recorded in Plat Book 55, at Page 92, of the Public Records of Miami-Dade County, Florida.-
 Assessor's Property Tax Parcel/Account Number(s): _____

For good consideration, ten(\$10.00) dollars, TOLMIE LEE CHEN, as Personal Representative, of 1540 N.E. 159th Court, N. Miami Beach, Fl. 33162 County of Miami-Dade County State of Florida, hereby bargain, deed and convey to TOLMIE LEE CHEN 50%, AKEEM MCGREGOR 25%, HARVILLE MCGREGOR 25% of Florida County of Miami-Dade State of Florida, the following described land in Miami-Dade County, free and clear with WARRANTY COVENANTS; to wit: This conveyance in Fee Simple is made pursuant to the Order of Distribution dated October 13, 2013 in Probate Case Number 13-0053CP05 Miami-Dade County.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of June 5, 1996, dated June 5, 1996.

WITNESS the hands and seal of said Grantor this 5th day of November, 2013.

[Signature]
Witness Signature
Print Name: A. RAMJATTA

[Signature]
Grantor TOLMIE LEE CHEN AS Personal Representative

A.L. Martone
Witness Signature
Print Name: A.L. MARTONE
State of Florida

Grantor

County of Miami-Dade County

On 5 November 2013, before me, A Florida Notary Public, personally appeared Tolmie Lee Chen as Personal Representative, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Prem Basdeo

Affiant Known Unknown
ID Produced A Valid Florida Driver License

