



CFN 2013R0316553  
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 DEED DOC TAX 0.60  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA  
 LAST PAGE

This Instrument Prepared By:  
JEAN CLARKE  
34 NE 54th STREET  
MIAMI FLORIDA 33137

Return to:  
MARTHACIA EXILUS  
450 NE 59th STREET  
MIAMI FLORIDA 33137

PARCEL ID# \_\_\_\_\_

**WARRANTY DEED**

THIS INDENTURE, made this 19 day of APRIL, 2013, by and between MACELLON JOSEPH whose address is 450 NE 59th STREET MIAMI FLORIDA 33137, GRANTOR, party of the first part, and MARTHACIA EXILUS JOSEPH XXXXXXXX whose address is: 450 NE 59th STREET MARTHACIA EXILUS JOSEPH, GRANTEE, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **TEN (\$10.00) DOLLARS**, and other good and valuable considerations in hand paid, by the party of the second part, receipt of which is hereby acknowledged, hereby has granted, bargained and sold to the said party of the second part, their heirs and assigns forever, the following described land situate, lying and being in the County of MIAMI DADE County, Florida:

275 NW 157th STREET MIAMI FLORIDA 33169  
LOT 471, BISCAYNE GARDENS SECTION B, BOOK 40, PAGE 49, MIAMI DADE CNTY FLORIDA.

**SUBJECT TO:**

1. Taxes for the year 2014 and all taxes and assessments assessed subsequent to the date hereof;
2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority, and easements of record.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

Witnesses:

GRANTOR:

Signature  
JEAN CLARKE



JEAN CLARKE  
 MY COMMISSION # EE 083158  
 EXPIRES: April 12, 2015  
 Bonded Thru Budget Notary Services

Signature  
MACELLON JOSEPH

Printed Name

Printed Name

Signature



JEAN CLARKE  
 MY COMMISSION # EE 083158  
 EXPIRES: April 12, 2015  
 Bonded Thru Budget Notary Services

Printed Name

GISELLE CORVOISIER