

Prepared by :
Record and Return To:
Lisa A. Douglas
Preferred Title & Escrow, Inc.
2525 Embassy Drive, Suite 2
Cooper City, Florida 33026

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MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

File Number: 11-646

General Warranty Deed

Made this November 9, 2012 A.D. By **Mercy D. Noel and Linda Joseph Noel, husband and wife**, whose post office address is: 1212 NE 117th Street, Miami, FL 33161, hereinafter called the grantor, to **Joseph Macellon**, a married man whose post office address is: 450 NE 59th Street, Miami, FL 33137, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, Florida, viz:

Lot 471, of BISCAYNE GARDENS SECTION B, according to the Plat thereof, as recorded in Plat Book 40, at Page 49, of the Public Records of MIAMI-DADE County, Florida.

Parcel ID Number: 30-2113-001-0710


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; that the grantor hereby fully 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, 2011.

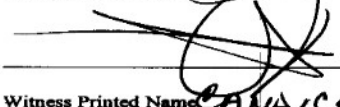
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:


Witness Printed Name LISA A. Douglas



Mercy D. Noel (Seal)
Address: 1212 NE 117th Street, Miami, FL 33161

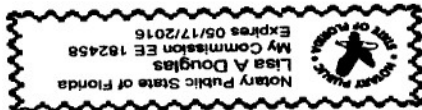

Witness Printed Name Audice Murphy-Slorer

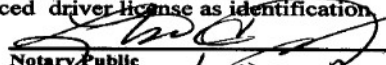


Linda Joseph Noel (Seal)
Address: 1303 NE 163rd Street, North Miami Beach, FL 33162

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 9th day of November, 2012, by Mercy D. Noel and Linda Joseph Noel, husband and wife, who is/are personally known to me or who has produced driver license as identification.




Notary Public
Print Name: LISA A. Douglas
My Commission Expires: 05/17/2016

