

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Cary Granda
E.C. Title Services, Inc.
4615 NW 72nd Avenue, Unit 119
Miami, Florida 33166
Our File No.: 13-1500
Property Appraisers Parcel Identification (Folio) Number: 07-2208-006-2730
Florida Documentary Stamps in the amount of \$840.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 13th day of December, 2013 by Charles Lauriston and Mariolaine J Lauriston, husband and wife whose post office address is 1566 NE 175th Street, Miami, FL herein called the Grantors, to Mike Joseph, a single man whose post office address is 928 NE 82nd Street, Miami, FL 33138, 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)

W I T N E S S E T H: That the Grantors, 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 8, in Block 147, of FULFORD BY THE SEA SECTION "O" according to the Plat thereof, as Recorded in Plat Book 10, at Page 27, 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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Charles Lauriston
Witness #1 Printed Name

[Signature]
Witness #2 Signature

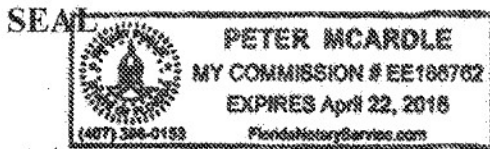
Jean Charite
Witness #2 Printed Name

Charles L. Lauriston
Charles Lauriston

M. Lauriston
Mariolaine J Lauriston

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 29th day of November, 2013 by Charles Lauriston who is personally known to me or have produced FDL as identification.



[Signature]
Notary Public
Peter McCardle
Printed Notary Name

My Commission Expires:

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 13th day of December, 2013 by Mariolaine J Lauriston who is personally known to me or have produced FDL as identification.



[Signature]
Notary Public
Caridad M. Granda
Printed Notary Name

My Commission Expires July 27, 2017