

OFF.
REC. 14256PG2108WARRANTY DEED

THIS WARRANTY DEED made the 18th day of August, 1989, by LEON TERMIN and JUDY TERMIN (a/k/a JUDITH ANN TERMIN), his wife, hereinafter referred to as the "Grantor," to CLARENCE EDWARD SMITH and CAMILLE BAPTISTE-SMITH, his wife, whose post office address is 424 West Dillido Drive, Miami Beach, FL 33139, hereinafter referred to as the "Grantee." Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives and assigns.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all of the following land situate in Dade County, Florida:

Lots 19 and 20 in Block 2, of DI LIDO, an Island in Biscayne Bay, according to the Plat thereof, as recorded in Plat Book 8 at Page 36 of the Public Records of Dade County, Florida; together with all common law and statutory riparian rights, including water privileges appurtenant, adjacent and belonging thereto;

ALSO: An eight (8) foot strip of land contiguous to the Westerly boundary lines of Lots 19 and 20, Block 2 of DI LIDO Island, according to the Plat thereof, as recorded in Plat Book 8 at Page 36 of the Public Records of Dade County, Florida, lying between the Westerly extensions of the Northerly boundary lines and the Southerly boundary lines of Lots 19 and 20, Block 2, together with all common law and statutory riparian rights, including water privileges appurtenant, adjacent and belonging thereto.

Subject to conditions, restrictions, easements and limitations of record, provided any reference herein shall not serve to reimpose any of the same which have been heretofore released.

FOLIO NO. 02-3232-11-0280

GRANTEE'S SSN: (H) [REDACTED]
(W) [REDACTED]

Documentary Stamps Collected \$ 2612.50
\$ — SURTAX Doc. Stamps Collected
Class "C" Intangible Tax Collected \$ —
Richard P. Brinker, Clerk, Dade County, Fla.
By W. Olsaguel 9-15-89 DC

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 the 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, 1988.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Herbert Jay Cohen
Dan Landis

Leon Termin
LEON TERMIN
Judy Termin
JUDY TERMIN
(a/k/a JUDITH ANN TERMIN)

STATE OF FLORIDA)
COUNTY OF DADE) SS:

Before me, an officer duly authorized to take acknowledgments according to the laws of the State of Florida, personally appeared LEON TERMIN and JUDY TERMIN (a/k/a JUDITH ANN TERMIN), his wife, to me well known to be the individuals described in and who executed the foregoing Warranty Deed, and they acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at said County and State, this 18th day of August, 1989.

Herbert Jay Cohen
Notary Public
State of Florida at Large



My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC 10, 1990
BONDED THRU GENERAL INS. UND.

This Instrument prepared by:
HERBERT JAY COHEN, ESQ.
COHEN, CHASE, HECKERLING & TRAUTMAN, P.A.
9400 South Dadeland Boulevard
Suite 600
Miami, Florida 33156

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
RICHARD P. BRINKER
CLERK CIRCUIT COURT