

Broward County Commission

Deed Doc Stamps: \$2065.00

This Document Prepared By and Return to:

Barbara C. Pita  
Incident to the issuance of title insurance  
Excellence Title Agency, Inc.  
2475 NW 95 Ave, #5, Doral, FL 33172  
Tel: 305-455-4780

Parcel ID Number: 484234-12-0010

## Warranty Deed

This Indenture, Made this 11th day of April, 2019 A.D., Between  
Community Properties, Inc., a Florida corporation

of the County of Broward, State of Florida, grantor, and  
Lhotse Investments, Inc., a Florida corporation

whose address is: 3140 W 84 Street, Unit 9, Hialeah, FL 33018

of the County of Miami-Dade, State of Florida, grantee.  
Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Broward, State of Florida, to wit:

Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A and 4B, Block 1, of ANNIE LAURIE COURTS, according  
to the Plat thereof, as recorded in Plat Book 72, Page 13, of the Public Records  
of Broward County, Florida.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claim of persons who

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**DRC**

PZ21-12000005

7/7/2021

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of Broward County, Florida.

**DRC**

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whosoever.

## Warranty Deed - Page 2

Parcel ID Number: 484234-12-0010

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Community Properties, Inc., a  
Florida corporation

Printed Name: MARIA G. ALFARO  
Witness

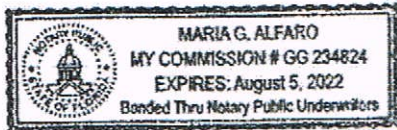
By: [Signature] (Seal)  
Rodney W. Brown, President  
P.O. Address: 200 NW 15 Street, Pompano Beach, FL 33060

Printed Name: BARBARA C. PITA  
Witness

(Corporate Seal)

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 11th day of April, 2019 by  
Rodney W. Brown, President of Community Properties, Inc., a Florida  
corporation on behalf of the corporation  
who is personally known to me or who has produced his Florida driver's license as identification.



Printed Name: [Signature]  
Notary Public  
My Commission Expires:



# Warranty Deed - Page 2

Parcel ID Number: 484234-12-0010

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Community Properties, Inc., a  
Florida corporation

Printed Name: MARIA G. ALFARO  
Witness

Printed Name: BARBARA C. PITA  
Witness

By: [Signature] (Seal)

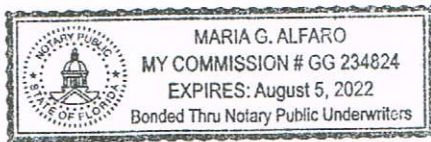
Rodney W. Brown, President

P.O. Address: 200 NW 15 Street, Pompano Beach, FL 33060

(Corporate Seal)

STATE OF Florida  
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Rodney W. Brown, President of Community Properties, Inc., a Florida  
corporation on behalf of the corporation  
who is personally known to me or who has produced his Florida driver's license as identification.



Printed Name: \_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_

# DRC

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