

Prepared by and return to:

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File Number: RE.17.3472

Parcel Identification No. 484331-33-0630

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 3rd day of **April, 2017** between **Manuel P. Ferreira and Christina Ferreira, husband and wife**, whose post office address is **84A Lexington St, Burlington, MA 01803** of the County of **Middlesex, State of Massachusetts**, grantor*, and **Susan Napolitano, a single woman and Glen A. Rogers a single man, as joint tenants with rights of survivorship** whose post office address is **2830 NE 12 Street, Pompano Beach, FL 33062-3813** of the County of **Broward County, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

Lot 49, Block 22, HARBOR VILLAGE, SECTION "I", according to the map or plat thereof as recorded in Plat Book 46, Page 8, Public Records of Broward County, Florida.

This conveyance is made subject to the following:

1. Taxes for the year 2017 and subsequent years.
2. Restrictions, limitations and public utility easements of record common to the plat.
3. Zoning ordinances.

Grantors herein state that they have been continuously married without interruption from July 8, 1995 to the present.

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, 2016**.

(continued Warranty Deed page 2)

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: Alex Kazan

Witness Name: RICHARD G. HALL

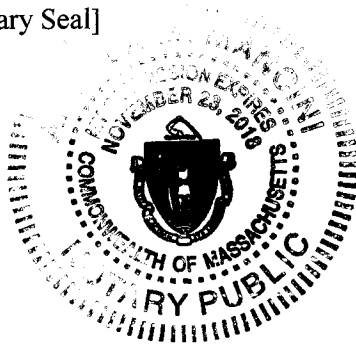
Manuel P. Ferreira

State of Massachusetts

County of Middlesex

The foregoing instrument was acknowledged, sworn to and subscribed before me this 29 day of March 2017 by Manuel P. Ferreira, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Angeh Mancini

My Commission Expires: 11/23/18

(continued Warranty Deed page 3)

Cathy Sellatly
 Witness Name: Cathy Sellatly

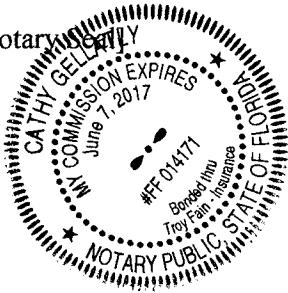
Akera M Brown
 Witness Name: Akera M Brown

Christina Ferreira
 Christina Ferreira

State of Florida
 County of Palm Beach

The foregoing instrument was acknowledged, sworn to and subscribed before me this 28 day of March, 2017 by Christina Ferreira, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Public]



Cathy Sellatly
 Notary Public

Printed Name: _____

My Commission Expires: _____