

This Document Prepared By and Return to:
David Kahan, P.A.
David Kligler, Esq.
6420 Congress Avenue, Suite 1800
Boca Raton, FL 33487
File No.: 1060-02

Parcel Identification No.: 4943 06 31 0520

The Documentary Stamps for this instrument are due in the amount of \$4,935.00, based on a purchase price of \$705,000.00.

Warranty Deed
(STATUTORY FORM-SECTION 689.02 F.S.)

This Indenture, made this 16th day of August, 2018, between **Chris M. Wolfe, a married man**, of the County of **Broward**, State of **Florida**, whose address is **3011 NE 36 Street, Lighthouse Point, FL 33064** (the "**Grantor**") and **Catherine Takourian, a married woman**, whose address is **551 SE 18 Avenue, Pompano Beach, FL 33060** (collectively, the "**Grantee**"). "Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency 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 **Broward** County, Florida, to wit:

Lot 51, Cypress Cove, according to the map or plat thereof, as recorded in Plat Book 43, Page(s) 24, of the Public Records of Broward County, Florida.

SUBJECT TO:

1. Taxes and assessments for the year 2018 and subsequent years;
2. Covenants, easements, restrictions and other matters of record and other matters appearing on the plat and /or common to the subdivision; and
3. Zoning prohibitions and restrictions imposed by governmental authority.

Together, with all 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; and hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

***Note: No Portion of the above-described real property constitutes the homestead of Chris M. Wolfe as provided for in Section 4, Article X, of the Constitution of the State of Florida; at no time did Chris M. Wolfe maintain a residence upon the property or any portion thereof; and no portion of the above-described property is contiguous to any other lands owned by Chris M. Wolfe and upon which Chris M. Wolfe resides as his permanent residence and homestead. Chris M. Wolfe's homestead property is: 3011 NE 36 Street, Lighthouse Point, FL 33064.**

[Signatures on the following page]

