

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JIM SANTIAGO
INDEPENDENT TITLE OF FORT LAUDERDALE, INC.
2929 E. Commercial Blvd., Suite 605
FT. LAUDERDALE, FL 33308
Our File No.: **219-414**
Property Appraisers Parcel Identification (Folio) Number: **484223-05-0100**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 15 day of **January, 2020** by **Shmuel Meersohn, a married man**, whose post office address is **11564 KENSINGTON CT, BOCA RATON, FL 33428**, herein called the Grantor, to **Shmulik Rentals, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is **1850 NW 15 AVE, SUITE 200, POMPANO BEACH, FL 33069**, 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)

WITNESSETH: That the Grantor, 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 BROWARD County, State of Florida, viz.:

Lot 6, Block 8, Second Addition to Pompano Estates, according to the Plat thereof as recorded in Plat Book 49, page(s) 35, of the Public Records of Broward County, Florida

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

THIS PROPERTY IS NOT, NOR HAS IT EVER BEEN THE HOMESTEAD OF THE GRANTOR, OR ANY MEMBER OF THE GRANTOR'S FAMILY. GRANTOR RESIDES AT 11564 KENSINGTON CT, BOCA RATON, FL 33428.

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, and hereby 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, 2019.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

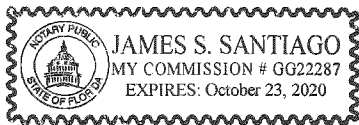
Witness #2 Printed Name

Shmuel Meersohn

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 15 day of January, 2020, by **Shmuel Meersohn** who is personally known to me or has produced _____ as identification.

SEAL



Notary Public

Printed Notary Name

My Commission Expires: