

Prepared by:
Angelena M. Root
Angelena M. Root, PA
2525 Embassy Drive, Suite 2
Cooper City, Florida 33026

File Number: JIM VIL SELLER

Record & Return to:
Excel Title, Inc
2700 N. 29th Avenue #108
Hollywood, FL 33020

General Warranty Deed

Made this July 7, 2020 A.D. By **Israel Vilne, an unmarried man and Bianca Y. Jimenez, an unmarried woman**, 1565 NW 7th Lane, Pompano Beach, Florida 33060, hereinafter called the grantor, to **Desh Income Tax & Immigration Services, LLC a Florida Limited Liability Company**, whose post office address is: 91 NE 168th Street, Miami, Florida 33162, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, Florida, viz:

Lot 12, Block 17, MIRAMAR ISLES SECTION 5, according to the Plat thereof, recorded in Plat Book 61, Page 46, of the Public Records of Broward County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **5141 26 17 0100**

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, 2019.


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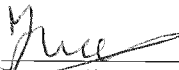
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:



Witness Printed Name: C. Murphy



Israel Vilne (Seal)
Address: 1565 NW 7th Lane, Pompano Beach, Florida 33060

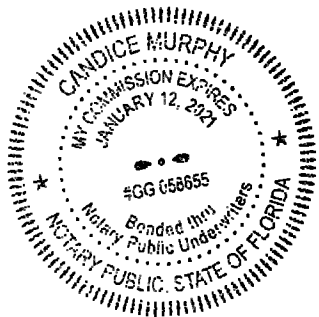


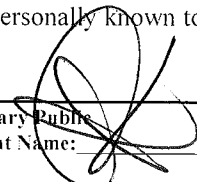
Witness Printed Name: J. Pena

(Seal)
Address:

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
this 7th day of July, 2020, by Israel Vilne, an unmarried man, who is/are personally known to me or who has produced Driver's License
as identification.





Notary Public
Print Name: _____
My Commission Expires: _____

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Carlo

Witness Printed Name Consuelo Ramo Hernandez

Bianca Jimenez (Seal)
Bianca Y. Jimenez

Address: 8402 W. Calle Sancho Panza Tuscon, AZ 85757

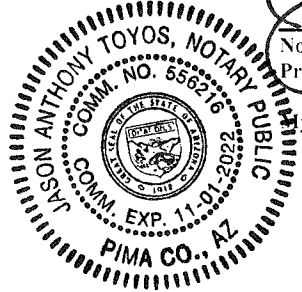
Nemassy Betancourt

Witness Printed Name Nemassy Betancourt

Address:

State of Arizona
County of Pima

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
this 9 day of July, 2020, by Bianca Y. Jimenez, an unmarried woman, who is/are personally known to me or who has produced
Driver's License as identification.



Jason A. Toyos
Notary Public
Print Name: Jason A. Toyos
Commission Expires: 11/01/2022