



CFN 2005R0501645
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 RECORDED 05/17/2005 13:15:39
 DEED DOC TAX 2,430.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Tax Folio Number: 30-2113-001-0710

This instrument prepared by

And record and return to:

Tony Pornprinya, Esq.
 10800 Biscayne Boulevard, Suite 988
 Miami, Florida 33161
 (305) 893-8989
 2005-475

WARRANTY DEED

THIS INDENTURE, made this May 12th, 2005, between Mathew L. Harris and Malichand Bain Harris, husband and wife whose address is 2104 Drive Way, Kissimmee, Florida 34746, Grantor *, and Mercy D. Noel and Linda Joseph Noel, husband and wife, whose address is 275 NW 157 Street, Miami, Florida 33169, Grantee*,

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantor, in hand paid by said Grantee the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remiss, releases, conveys and confirms unto the said Grantees, and Grantee's heirs and assigns forever, all that certain land, situate, lying and being in Miami-Dade County, in the State of Florida, to-wit:

Lot 471, of BISCAYNE GARDENS SECTION B, according to the Plat thereof, as recorded in Plat Book 40, at Page 49 of the Public Records of Miami-Dade County, Florida,

more commonly known as: 275 NW 157 Street, Miami, Florida 33169

SUBJECT TO:

1. Taxes for the current and subsequent years.
2. Conditions, restrictions, reservations, easements and limitations and zoning ordinances, if any, but not to reimpose same.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in any wise 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.

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

MLH MBN (initials of sellers)

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:

Ida Moghimi-Kian
Witness Signature
Ida Moghimi-Kian
Printed Name of Witness

Matthew L. Harris
Matthew L. Harris
2104 Drive Way
Kissimmee, Florida 34746

Tony Pornprinya
Witness Signature
Tony Pornprinya
Printed Name of Witness

Ida Moghimi-Kian
Witness Signature
Ida Moghimi-Kian
Printed Name of Witness

Malichand Bain Harris
Malichand Bain Harris
2104 Drive Way
Kissimmee, Florida 34746

Tony Pornprinya
Witness Signature
Tony Pornprinya
Printed Name of Witness

State of Florida)
County of Miami-Dade

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments appeared Mathew L. Harris and Malichand Bain Harris who is personally known to me or who has produced Florida ID as identification and who did take an oath to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this May 12th, 2005 .

Signed: Ida Moghimi-Kian
Print:
Notary Public
My Commission Expires:



Ida Moghimi-Kian
Commission # DD141520
Expires Aug. 12, 2006
Aaron Notary
1-800-350-5161