

20226PG0271

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LF298-04

DOCSTPDEE 60.00 SURTX 0.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 24th day of February, 2002 (year).

by first party, Grantor. Hilda C. Manguba

whose post office address is 700 NE 124 ST Miami Fl. 33161

to second party, Grantee. Mercy D. Noel AND LINDA JOSEPH

whose post office address is 16200 NW 2ave. TH 102 Miami FL 33169

WITNESSETH. That the said first party, for good consideration and for the sum of Ten
Thousand Dollars (\$ 10,000.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release
and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first
party has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of Miami Dade, State of Florida to wit:
Lot 10 Block 2 Pb 49-75 62.00x 105
Gregory Heights
12350 N.W. 15 Avenue
North Miami Florida 33168 folio # 06-21260210300

Addendum attached

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20226PG0272

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

[Signature]
Signature of Witness

[Signature]
Signature of First Party

Robert Bage
Print name of Witness

WILDA C. MANGUBA
Print name of First Party

[Signature]
Signature of Witness

Signature of First Party

Vernet Y. Curry
Print name of Witness

Print name of First Party

State of _____
County of _____
On _____ before me,
appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

[Signature]
Signature of Notary

Affiant Known _____ Produced ID _____
Type of ID _____ (Seal)

State of Florida
County of Miami-Dade
On February 25, 2002 before me,
appeared Mercy D. Noel

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

[Signature]
Signature of Notary

Affiant Known _____ Produced ID _____
Type of ID _____ (Seal)



Karol M. Gelmer
Commission # DD 066582
Expires Nov. 7, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

[Signature]
Signature of Preparer

MERCY D. NOEL
Print Name of Preparer

16200 NW 2 Ave TH102 Miami FL 33169
Address of Preparer

20226PG0273

AGREEMENT TO SELL PERSONAL PROPERTY

PURCHASE AND SALES AGREEMENT made by and between

Hilda C. Manguba (Seller)

And

Mercy D. Noel (Buyer).

Mr Noel 1. Seller agrees to sell, and Buyer agrees to buy the following described property:

Lot 10 Block 2 pb49-75 62.00 x 105
Gregory Heights
12350 NW 15ave.
North Miami Florida 33168 FOLIO # 06-21260210300

Mr Noel 2. Buyer agrees to pay to Seller and Seller agrees to accept \$ 10,000.00 *Mr Noel* as total purchased price payable as follows:
\$ 9,000.00 deposit herewith paid by certified bank check
\$ 1,000.00 Payable on delivery by cash, certified or bank check in 120 days from date below.

Mr Noel 3. Since there was no title search, Seller warrants it has good and marketable title to said property; full authority to sell said property. The Buyer shall be responsible for all liens, encumbrances, liabilities and adverse claims of every nature and description.

Mr Noel 4. Buyer shall be responsible for all closing cost associated with this sale I.E currently Due State taxes, Transfer taxes etc.

Mr Noel 5. Said property is sold in "as is" condition, Seller disclaiming any warranty of merchantability, fitness or working order or condition of the property except that it shall be sold in its present condition, reasonable wear and tear excepted.

Mr Noel 6. The parties agree to transfer title on 01/24/, 2002, at the address of the Seller. Time is of the essence.

Mr Noel 7. This agreement shall be binding upon and insure to the benefit of the parties, their successors, assigns and personal representatives.

Signed this 24th day of January, 2002

Signed in the presence of:

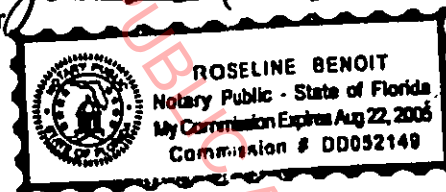
[Signature]
Witness

[Signature]
Witness

[Signature]
Seller

[Signature]
Buyer

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT



ACCESS - NOT A...