

This instrument Prepared by:

CRAIG D. SAVAGE, ESQ.
MAMBER, SAVAGE & SINGER, P.A.
Address: 801 N. E. 167th Street
North Miami Beach, FL. 33162

Documentary Stamps Collected \$ 528.00
\$ 43200 SURTAX Doc. Stamps Collected
Class "C" Intangible Tax Collected \$
Richard P. Brinker, Clerk, Dade County, Fla.
By *AByd* 4/16/90 DC

Property Appraiser Parcel Identification (Folio) Number(s):
30 2232 0180 080

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 29 day of MARCH A. D. 1990 by
JULIAN R. VALDES AND CARMEN VALDES, HIS WIFE,

hereinafter called the grantor, to
TERTULIEN NOEL AND ANICEE NOEL, HIS WIFE,

whose postoffice address is 240 Crown Street #3E Brooklyn, NY 11225
hereinafter called the grantees

(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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantees, all that certain land situate in Dade County, Florida, viz:

Lot 8, of BELFORD SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 56, at page 96, of the Public Records of Dade County, Florida.

SUBJECT TO restrictions, reservations, conditions, limitations and easements of record; SUBJECT TO taxes for the year 1990 and all subsequent years.

RECORDED IN OFFICIAL PUBLIC RECORDS
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
RICHARD P. BRINKER
CLERK CIRCUIT COURT

Together with all the tenements, hereditaments 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 grantees 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, 1989

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:

Maria C. Baker
Katherine M. Baker

Julian R. Valdes
JULIAN R. VALDES
Carmen Valdes
CARMEN VALDES

STATE OF Florida
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared JULIAN R. VALDES AND CARMEN VALDES, His Wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same

WITNESS my hand and seal in the County and State last aforesaid this 29th day of

MARCH A. D. 1990

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. AUG 22, 1992
BONDED THRU GENERAL ISS.

My Commission Expires

Katherine M. Baker
Notary Public, State of Florida

WILL CALL
TRANS-STATE TITLE INS. CORP.

1990 APR 16 PM 1:44

90R138803