



CFN 2004R0309096
OR Bk 22256 Pgs 2131 - 2133 (3pgs)
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DEED DOC TAX 420.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Tax Folio Number: 06 22300071440
File Number: 04-3695

This instrument prepared by:
Ronald Klein, Esquire
Klein and Fortune, P.A.
4340 Sheridan Street, Suite 102
Hollywood, FL 33021
(954)986-8822

WARRANTY DEED
(Statutory Form - Section 689.02.F.S.)

THIS INDENTURE, made on April 12, 2004, by 901 NE 125 Street, LLC, a Florida Limited Liability Company, whose post office address is 901 NE 125 Street, Suite 107, North Miami, Florida, 33161, Grantor*, and Mercy D. Noel and Linda Joseph, his wife, whose post office address is 900 NE 126 Street, North Miami, Florida, 33161, Grantee*.

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

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, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 24, and the West 21.57 feet of Lot 23, in Block 8, of IRONS MANOR, according to the Plat thereof, as recorded in Plat Book 10, at Page 71, of the Public Records of Miami-Dade County, Florida.

Subject to: Conditions, restrictions, limitations, and easements of record; taxes for the year 2004 and subsequent years; applicable zoning laws, ordinances, and regulations; easements of record including without limitation that certain easement recorded in Official Records Book 22179 at page 2988, Public records of Miami-Dade County, Florida;

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

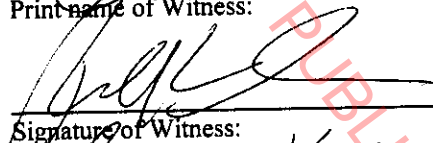
Signed, Sealed and delivered
in our presence:



Signature of Witness:

NORMAN LEVINE

Print name of Witness:

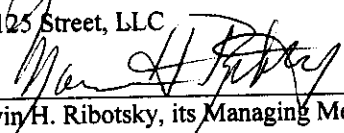


Signature of Witness:

NORMAN LEVINE

Print name of Witness:

901 NE 125 Street, LLC

BY: 

Marvin H. Ribotsky, its Managing Member

State of Florida

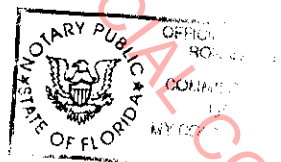
County of Miami-Dade

The foregoing instrument was acknowledged before me this 5th day of April, 2004, by Marvin H. Rivotsky, as managing Member of 901 NE 125 Street, LLC., who produced a Florida Drivers License as identification.



Notary Public

My Commission Expires:



WARRANTY DEED
PAGE 2 OF 2

Prepared By:
Ronald Klein, Esquire
Klein and Fortune, P.A.
4340 Sheridan Street, Suite 102
Hollywood, Florida 33021
954-986-8822; 305-891-6100

UNANIMOUS CONSENT OF MEMBERS
OF
901 NE 125 Street, LLC

The undersigned, being all the Members and Managing Members of 901 NE 125 Street, LLC, a Florida Limited Liability Company (hereinafter referred to as "Corporation"), hereby authorize, adopt, consent and confirm the following action taken without a meeting as permitted by law:

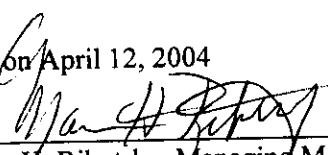
RESOLVED, that the Corporation sell the property owned by the corporation, legally described as follows:

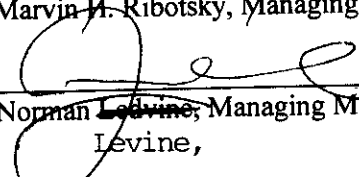
Lot 24, and the West 21.57 feet of Lot 23, in Block 8, of IRONS MANOR, according to the Plat thereof, as recorded in Plat Book 10, at Page 71, of the Public Records of Miami-Dade County, Florida (the "Property");

And that the closing instruments required therefore, including but not limited to a deed pursuant to a sale's price of \$70,000.00, affidavit, closing statement, and other closing instruments, are hereby authorized to be executed by any one or more of the following persons on behalf of the Corporation in order to effectuate the proposed sale: (insert names of persons authorized to sign closing documents)

Marvin H. Ribotsky or Norman Levine

Dated on April 12, 2004


Marvin H. Ribotsky, Managing Member and Member


Norman Levine, Managing Member and Member
Levine,

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me on April 12, 2004, by Marvin H. Ribotsky and Norman Levine, who each produced a Florida drivers License as identification


(Signature of Notary Public)

(Printed Name of Notary Public)

