

180131-294

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DEED DOC 3,300.00  
SURTAX 2,475.00  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by:  
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**PARLADÉ LAW FIRM, P.A.**  
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File Number: 2917-3

Returned to:  
**DUARTE LAW FIRM**  
999 Ponce De Leon Blvd., Suite 735  
Coral Gables, FL 33134

Parcel Identification No.: 30-4910-003-0360

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this <sup>6<sup>th</sup></sup> day of October, 2017 between **SILVIA RAMOS**, a married woman, whose post office address is 3701 SW 129<sup>th</sup> Avenue, Miami, FL 33175, of the County of Miami-Dade, State of Florida, grantor\*, and **CENTURY HOMEBUILDERS GROUP, LLC**, a Florida limited liability company, whose post office address is 1805 Ponce De Leon Blvd. #100, Coral Gables, FL 33134, of the County of Miami-Dade, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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:

**The East 184.75 feet of the West 369.50 feet of Tract 24, lying and being in Section 10, Township 54 South, Range 39 East, J.G. HEAD'S FARMS, according to the Plat thereof, as recorded in Plat Book 46, Page 44, of the Public Records of Miami-Dade County, Florida (the "Property")**

Subject to Conditions, restrictions, reservations, limitations and easements of record, without hereby reimposing same, and real property taxes for the year 2017 and subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 3701 SW 129<sup>th</sup> Avenue, Miami, FL 33175.

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

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

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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:

Witness Name: Alberto J. Parlade

Silvia Ramos (Seal)  
SILVIA RAMOS

Witness Name: Yamir Romero

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of October, 2017 by SILVIA RAMOS, a married woman, who ☒ is personally known or ☐ has produced N/A as identification.

[Notary Seal]

Alberto J. Parlade  
Notary Public, State of Florida  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

