

Prepared by:

Elizbeth Beltran  
Michael H. Merino, P.A.  
4440 PGA Blvd., Suite 600  
Palm Beach Gardens, FL 33410

And return to:

Gyvyonne M. Garcia, Esq.  
Attorney's Title & Trust, LLC  
700 Biltmore Way, Suite C-I  
Coral Gables, FL 33134

File Number: 24-04-189

Parcel Identification No.: 504136-28-0270

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## WARRANTY DEED

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

This indenture made the 28<sup>th</sup> day of May, 2024 between Natalio Ghitelman and Monica Ghitelman, husband and wife, whose post office address is 5750 Oak Tree Avenue, Fort Lauderdale, FL 33312, of the County of Broward, Florida, Grantor, to Maha Yatak, a single woman, whose post office address is 5501 West Oak Way, Dania Beach, FL 33314, of the County of Broward, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Broward, Florida, to-wit:

LOT 15, BLOCK 2, OAKS PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE(S) 488 THROUGH 493, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Monica Ghitelman  
Monica Ghitelman

Evelyn Segall  
WITNESS 1 SIGNATURE  
PRINT NAME: Evelyn Segall

2690 Weston Rd, Suite 101  
Weston, FL 33331  
WITNESS 1 ADDRESS

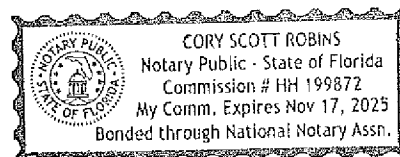
Cory Robins  
WITNESS 2 SIGNATURE  
PRINT NAME: Cory Robins

6741 Olney Ave  
Orlando FL 32811  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of May, 2024, by Monica Ghitelman.

Cory Robins  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification  
Produced: FL DL

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Natalio Ghitelman

[Signature]  
WITNESS 1 SIGNATURE  
PRINT NAME: Evelyn Segall

2690 Weston Rd  
Suite 101 Weston, FL 33331  
WITNESS 1 ADDRESS

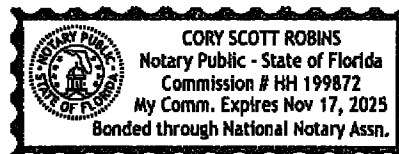
[Signature]  
WITNESS 2 SIGNATURE  
PRINT NAME: Cory Robins

6741 Orange Dr.  
Deerfield, FL 33314  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 17 day of May, 2024, by Natalio Ghitelman.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: x  
Type of Identification  
Produced: FL DL

**OAKS PLACE TOWNHOMES NEIGHBORHOOD ASSOCIATION, INC**

**CERTIFICATE OF APPROVAL OF SALE OR TRANSFER**

To whom it may concern:

**UNIT 5501 AT 5501 W. Oak Way, Dania Beach, FL 33314** of Oaks Place Townhomes Neighborhood Association, Inc, as recorded in Official Records Instrument #118739755 ; page 1-145, of the Public records of Broward County, Florida.

At the request of the present owner(s), **Natalio & Monica Ghitelman**, the undersigned officers of Oaks Place Townhomes Neighborhood Association, Inc, operating the following described Home Owners Association, hereby certify as follows:

- 1) That **MAHA B. YATAK**, as Purchaser(s) has been duly approved by the Association.
- 2) Purchaser (s) will assume all obligations and responsibilities of ownership as set forth under the terms and conditions of the Declaration of Covenants and restrictions as they pertain to the above Property.

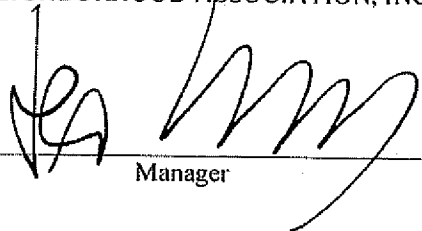
Dated this 15 of May 2024

THE RESPONSE HEREIN ARE MADE IN  
GOOD FAITH AND TO THE BEST OF MY  
ABILITY AS TO THEIR ACCURACY

OAKS PLACE TOWNHOMES  
NEIGHBORHOOD ASSOCIATION, INC



Witness



Manager

STATE OF FLORIDA     )  
                                      )  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 17 day of May, 2024 by Heri Kietzenbauer, as Manager of Oaks Place Townhomes Neighborhood Association, Inc, a Florida Corporation not-for profit, on behalf of the Corporation. She/he is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.



Notary Public

My commission expires:

