

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
P.B. JAN-5-77  
11122  
00.50

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
P.B. JAN-5-77  
11122  
472.00

Printed for Lawyers' Title Guaranty  
77- 1457

This instrument was prepared by:  
E. C. TRAVER  
of the Law Offices of  
FERRERO, MIDDLEBROOKS & HUSTON  
707 S.E. 3rd Avenue  
FORT LAUDERDALE, FLORIDA 33316

472.00  
173

# Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 28th day of December 19 76, Between  
ED MIDDLEBROOKS, individually and as TRUSTEE, joined by his wife, BARBARA MIDDLEBROOKS  
of the County of Broward, State of Florida, grantor\*, and  
D. FREDRICO FAZIO

whose post office address is 200 S.E. 6th Street, Fort Lauderdale, Florida 33301  
of the County of Broward, State of Florida, grantee\*.

Witnesseth, That said grantor, for and in consideration of the sum of  
TEN and no/100----- Dollars,  
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 fol-  
lowing described land, situate, lying and being in BROWARD County, Florida, to-wit:

Lots 7, 8 and 9 of MRS. DAISY SHAKLEFORD'S AMENDED NEW SUBDIVISION of  
Lot 4, Block 57, as recorded in Plat Book 1, page 165, of the Public  
Records of Dade County, Florida; said lands situate, lying and being  
in Broward County, Florida.

SUBJECT TO easements, covenants, conditions, restrictions, reservations,  
limitations and dedications of record; taxes for the year 1977 and sub-  
sequent years, and applicable zoning ordinances.

SUBJECT to a purchase money mortgage dated December 30, 1976 in the  
original principal amount of \$112,500.00.

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

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:

*Nancy M. Eckenroth*  
*Natalia G. Lawrence*

*Ed Middlebrooks Trustee* (Seal)  
Ed Middlebrooks, individually and as Trustee  
*Barbara Middlebrooks* (Seal)  
Joined by his wife, Barbara Middlebrooks

DOCUMENTARY SURTAX  
FLORIDA  
DEPT. OF REVENUE  
P.B. JAN-5-77  
11122  
172.25

STATE OF FLORIDA  
COUNTY OF BROWARD  
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally  
appeared ED MIDDLEBROOKS, individually and as Trustee, joined by his wife,  
BARBARA MIDDLEBROOKS  
to me known to be the persons described in and who executed the foregoing instrument and acknowledged before  
me that they executed the same.  
WITNESS my hand and official seal in the County and State last aforesaid this 28th day of December  
19 76 .

My commission expires:

*Nancy M. Eckenroth*  
Notary Public  
OFF. REC. 6859 PAGE 10  
400

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAY 29, 1978  
BONDED THRU GENERAL INSURANCE UNDERWRITERS  
RECORDED IN THE OFFICIAL RECORDS BOOKS  
OF BROWARD COUNTY, FLORIDA  
L. A. HESTER  
COUNTY ADMINISTRATOR

RECORD & RETURN TO:  
D. FREDRICO FAZIO, ESQ.  
200 S.E. 6th Street  
Ft. Lauderdale, Florida 33301