

Prepared by and return to:

Marisol Vallejo
President
MV Title, Inc.
3105 NW 107th Avenue Suite 400
Miami, FL 33172
786-913-6043
File Number: **19-217**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of December, 2019 between **Hector G. Villalobos and Giselle Villalobos, husband and wife** whose post office address is **950 E Main Street, Apt. 215, Cartersville, GA 30121**, grantor, and **Carlos Ruiz and Michelle Ruiz** whose post office address is **1800 Lakeshore Drive, Weston, FL 33326**, grantee:

(Whenever 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, trusts and trustees)

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 **Broward County, Florida** to-wit:

Lot 56, Country Isles Executive Homes, according to the map or plat thereof, as recorded in Plat Book 127, Page(s) 19, of the Public Records of Broward County, Florida.

Parcel Identification Number: 5040 17 06 0560

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

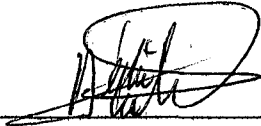
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee 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, 2019**.

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:




Hector G. Villalobos (Seal)



Witness Name: Brittany Williams



Witness Name: Michelle Brock

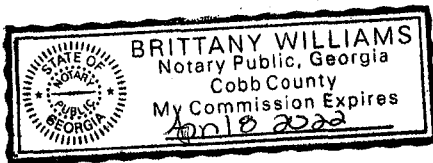


Giselle Villalobos (Seal)

State of ~~Florida~~ Georgia
County of ~~Miami-Dade~~ Cobb

The foregoing instrument was acknowledged before me this 27th day of December, 2019 by Hector G. Villalobos and Giselle Villalobos, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: Brittany Williams

My Commission Expires: April 8 2022

Country Isles Executive Homes Maintenance Association, Inc.

c/o M. Postman Management, LLC.

P. O. Box 291685

Davie, FL 33329-1685

(954) 362-4421 Tel. (800) 483-1384 Fax

Email: wecare@MPostmanManagement.net

CERTIFICATE OF APPROVAL

[Purchase]

This will certify that **Carlos & Michelle Ruiz** have been approved by the Board of Directors of Country Isles Executive Homes HOA for residency in the community.

1800 Lakeshore Dr, Weston, FL 33326

Resident agrees to abide by the Covenants as well as the Rules and Regulations of the community.

Country Isles Executive Homes Maintenance Association, Inc.

By Marjorie Amburst
(Signature)

Marjorie Amburst
(Print Name)

President
(Title)

12/18/2019
(Date)