

*This instrument prepared by;*

Steven R. Amster, Esq.  
KODSI LAW FIRM P.A.  
1000 N. Hiatus Road, Suite 103  
Pembroke Pines, Florida 33026  
(954)771-8277 ext. 111

*After recording please return to:*

ATTORNEYS KEY TITLE LLC  
2691 E. Oakland Park Blvd, Suite 404  
Fort Lauderdale, FL 33306

Parcel ID Number: 514206-08-2490

## Warranty Deed

This Indenture, made this 15<sup>th</sup> day of December, 2023 A.D., between GLENN HOROWITZ and BEVERLY YOUNG, husband and wife (the "GRANTORS"), and AVI BABAYOF and SVETLANA CHERNIN, husband and wife, whose mailing address is: 4944 N 33<sup>rd</sup> Court, Hollywood, FL 33021 (the "GRANTEES").

WITNESSETH that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)-----,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida to wit (the "Property"):

Lot 4, Block 15, EMERALD HILLS, according to the map or plat thereof, as recorded in Plat Book 68, Page 26, of the Public Records of Broward County, Florida.

Street address: 4944 N 33<sup>rd</sup> Court, Hollywood, FL 33021


Subject to: (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and other matters appearing on the plat or otherwise common to the subdivision, none of which are sought to be revived or reimposed hereby; (c) outstanding oil, gas and mineral rights of record (if any) without right of entry; (d) unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7.5 feet in width as to side lines); and (e) taxes accruing subsequent to December 31, 2023.

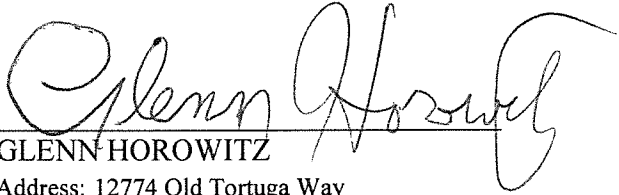
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining to the Property. To Have and to Hold, the same in Fee Simple forever.


And GRANTORS hereby covenant with said GRANTEES that GRANTORS are lawfully seized of the Property in fee simple; that GRANTORS have good right and lawful authority to sell and convey the Property; that GRANTORS hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

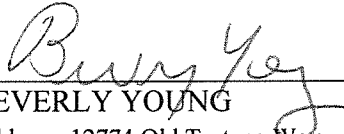
In Witness Whereof, the GRANTORS have hereunto set his/her/their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness #1 Signature as to both GRANTORS  
Print Name: JOELE AMSTER

  
GLENN HOROWITZ  
Address: 12774 Old Tortuga Way  
Boynton Beach, FL 33473

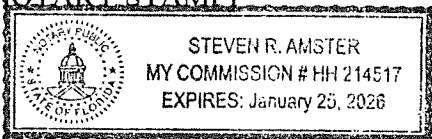
  
Witness #2 Signature as to both GRANTORS  
Print Name: STEVEN R. AMSTER

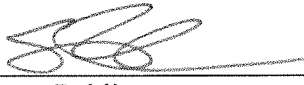
  
BEVERLY YOUNG  
Address: 12774 Old Tortuga Way  
Boynton Beach, FL 33473

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing Deed was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 6<sup>th</sup> day of December, 2023, by GLENN HOROWITZ. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

My commission expires:  
[NOTARY STAMP]

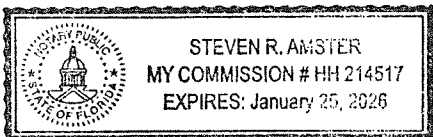


  
Notary Public

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing Deed was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 6<sup>th</sup> day of December, 2023, by BEVERLY YOUNG. She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

My commission expires:  
[NOTARY STAMP]



  
Notary Public