

Prepared by:

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1450 Brickell Ave., Suite 1900
Miami, FL 33131
File Number: 25494.0001

Please return to:

Coretitle, LLC
500 E. Broward Blvd., Suite 1820
Fort Lauderdale, FL 33394

Parcel Identification Number: 504017-06-1090

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 12th day of June, 2018, between **Gerald Berlin, an unremarried widower**, whose post office address is **2490 North Park Road, #311N, Hollywood, FL 33021**, grantor, and **James E. Royer and Julia M. Hix, as husband and wife**, whose post office address is **1700 Lakeshore Circle, 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 00/100 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 the **Broward County, Florida**, to-wit:

Lot 109, of COUNTRY ISLES EXECUTIVE HOMES, according to the Plat thereof as recorded in Plat Book 127, Page 19, of the Public Records of Broward County, Florida

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, but this provision may not operate to re-impose the same.

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.

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:

Michelle Stenfeld
Witness Name: Michelle Stenfeld

Gerald Berlin
Gerald Berlin

Katherine Minchener
Witness Name: Katherine Minchener

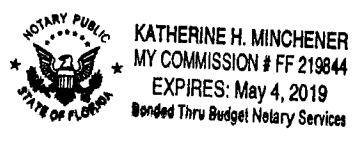
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 8 day of June, 2018, by Gerald Berlin, who () is personally known to me or (X) has produced a driver's license as identification.

Katherine Minchener
Notary Public

Printed Name: Katherine Minchener

My Commission Expires: _____



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 **Julia M. Hix & James E. Royer** have been approved by the Board of Directors of Country Isles Executive Homes HOA for residency in the community.

1700 Lakeshore Circle, 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 Armbrust*
(Signature)
Marjorie Armbrust
(Print Name)
President
(Title)
MAY 25/2018
(Date)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 25 day of May, 2018 by Marjorie Armbrust of Country Isles Executive Homes Maintenance Assoc. Inc., a Florida Corporation, on behalf of the Association, who is personally known to me.

[Signature]
Notary Public
State of Florida

My Commission Expires:

