

Prepared by and return to:  
Giovanni Nicosia  
Attorney at Law  
Supreme Title  
8100 N University Dr Suite 102  
Fort Lauderdale, FL 33321

File Number: 05-08-0583  
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of September, 2005 between Laura Rodriguez, a single woman whose post office address is 3056 Riverside Drive, Coral Springs, FL 33065, grantor, and Marie Latouche, a single woman whose post office address is , 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:

Unit No. 7, Building C, RIVERSIDE ESTATES CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8336, Page 761, of the Public Records of Broward County, Florida.

Parcel Identification Number: 4841 22 BD 0190

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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, 2004.

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:

Witness Name: Jennifer B...

Witness Name: Giovanni Nicosia

Laura Rodriguez (Seal)

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 8th day of Sept, 05 by Laura Rodriguez, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Miriam Portilla

My Commission Expires: