

THIS INSTRUMENT WAS PREPARED BY

Howard Mark Furman, Esq.  
2170 W. STATE ROAD 434, #152  
LONGWOOD, FLORIDA 32779

WARRANTY DEED

THIS INDENTURE made this 30 day of January, 2012 is made by and between grantor:

MITCHELL K. PARKER AND MARGARET J. PARKER, HUSBAND AND WIFE  
and grantee: CHRISTOPHER CHADWICK ROBERTS AND JESSICA DAWN ROBERTS, HUSBAND AND WIFE

whose street address shall be 1115 SE 5TH COURT, FORT LAUDERDALE, FL 33301

WITNESSETH: That grantor for the sum of ten dollars (\$10.00) and other good and valuable consideration paid by the grantee, the sufficiency and receipt of which is hereby acknowledged, has granted, bargained and sold to the grantee, his heirs and assigns forever, the following described land and improvements thereon, to wit:

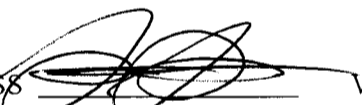


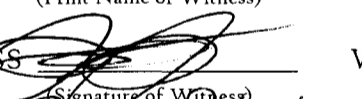
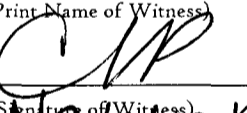

See Exhibit "A" attached hereto and incorporated herein.  
FOLIO #: 504211-05-0270

SUBJECT TO: taxes accruing subsequent to December 31, 2011, easements, restrictions, covenants, agreements, mineral exceptions and limitations of record if any; however, this conveyance shall not serve to reimpose same.

AND the grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year notarized below.

YOU ARE REQUIRED TO HAVE TWO (2) DISINTERESTED WITNESSES AS TO EACH GRANTOR.

WITNESS	 (Signature of Witness) Susan N. Stuber (Print Name of Witness)	WITNESS	 (Signature of Witness) Natalia Piney (Print Name of Witness)	 (signature of MITCHELL K. PARKER) L.S.
WITNESS	 (Signature of Witness) Susan N. Stuber (Print Name of Witness)	WITNESS	 (Signature of Witness) Natalia Piney (Print Name of Witness)	 (signature of MARGARET J. PARKER) L.S.

The forwarding address for GRANTOR is: 16346 E Airport Circle, Aurora CO 80011

STATE OF CA COUNTY OF Santa Clara, ss.

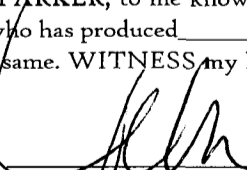
I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MITCHELL K. PARKER, husband of MARGARET J. PARKER, to me known to be the person described in and who executed the foregoing instrument, who is personally known to me or who has produced identification, and acknowledged before me under oath that he/she executed the same. WITNESS my hand and official seal this 2nd day of Dec, 2011.

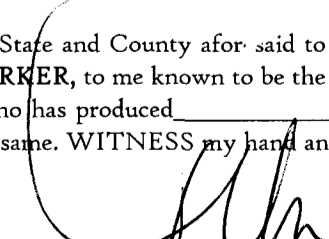
(SEAL OF NOTARY or CONSUL)  
TOBI LANGFORD  
Commission # 1815873  
Notary Public - California  
Santa Clara County  
My Comm. Expires Oct 4, 2012

STATE OF CA COUNTY OF Santa Clara, ss.

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, MARGARET J. PARKER, wife of MITCHELL K. PARKER, to me known to be the person described in and who executed the foregoing instrument, who is personally known to me or who has produced identification, and acknowledged before me under oath that he/she executed the same. WITNESS my hand and official seal this 2nd day of Dec, 2011.

(SEAL OF NOTARY or CONSUL)

  
NOTARY PUBLIC  
Print Name of Notary: Tobin Langford

  
NOTARY PUBLIC  
Print Name of Notary: Tobin Langford

TOBI LANGFORD  
Commission # 1815873  
Notary Public - California  
Santa Clara County  
My Comm. Expires Oct 4, 2012

**EXHIBIT "A"**

**Lot 11, Block 4, C.J. Hector's Re-Subdivision of Rio Vista, according to the Plat thereof, recorded in Plat Book 1, Page 24, of the Public Records of Broward County, Florida.**

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF

Santa Clara

On

12/2/11

DATE

before me,

Tobi Langford, Notary Public

INSERT NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared,

Mitchell K. Parker

Margaret J. Parker

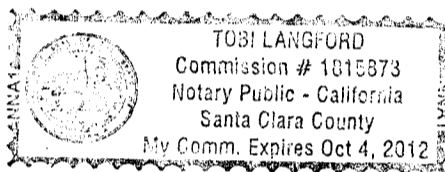
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
NOTARY PUBLIC SIGNATURE

(SEAL)



## OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT

Warranty Deed

DATE OF DOCUMENT

NUMBER OF PAGES

SIGNERS(S) OTHER THAN NAMED ABOVE

SIGNER'S NAME

SIGNER'S NAME

RIGHT THUMBPRINT

RIGHT THUMBPRINT

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804.