

Prepared by and return to:
George R. Moraitis, Jr.
Attorney at Law
Moraitis, Cofar, Karney & Moraitis
915 Middle River Drive Suite 506
Fort Lauderdale, FL 33304
954-563-4163
File Number: 07R-600M2
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of November, 2007 between DOROTHY M. ECKHOUSE, an unmarried widow, whose post office address is 396 South White Horse Pike, Berlin, NJ 08009, and MARK SANFORD ECKHOUSE, a married man whose post office address is 18 Weston court, Cherry Hill, NJ 08003, grantor, and GARY P. GERSHMAN and KIMBERLY J. SEGAL, husband and wife whose post office address is 2841 N. Ocean Blvd., Apt. 607, Fort Lauderdale, FL 33308, 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. 607 of VANTAGE VIEW (formerly RAMSGATE), a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 6490, Page 316 as amended in Official Records Book 7235, Page 185, Official Records Book 7285, Page 189, Official Records Book 7285, Page 193, Official Records Book 7256, Page 144, Official Records Book 8541, Page 273, Official Records Book 8873, Page 327, Official Records Book 9110, Page 77, Official Records Book 10371, Page 615, Official Records Book 18062, Page 683 and Official Records Book 19623, Page 138, all of the Public Records of Broward County, Florida, together with its undivided share in the common elements, and any other amendments thereto.

Parcel Identification Number: 19330-BA-03700

Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any. Further subject to the above described Declaration of Condominium, together with all of the appurtenances to said condominium unit.

Grantor, Mark Sanford Eckhouse, warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 18 Weston Court, Cherry Hill, NJ 08003.

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, 2007.

DoubleTime®

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:

Linda E Stone
Witness Name: LINDA E. STONE

Jennifer L Hayden
Witness Name: Jennifer L Hayden

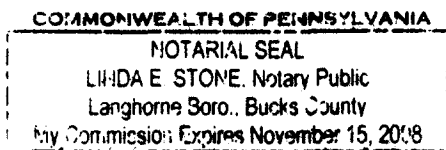
Dorothy M Eckhouse (Seal)
DOROTHY M. ECKHOUSE

Mark Sanford Eckhouse (Seal)
MARK SANFORD ECKHOUSE

State of PA
County of BUCKS

The foregoing instrument was acknowledged before me this 20th day of November, 2007 by DOROTHY M. ECKHOUSE and MARK SANFORD ECKHOUSE, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Linda E Stone
Notary Public
Printed Name: LINDA E. STONE
My Commission Expires: NOV. 15, 2008

ASSIGNMENT OF PARKING SPACE

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Seller(s) do hereby transfer and set over unto GARY P. GERSHMAN and KIMBERLY J. SEGAL, husband and wife, any and all right and use the undersigned may have in and to the assigned Parking Space No. 140, simultaneously with the conveyance unto the said GARY P. GERSHMAN and KIMBERLY J. SEGAL, husband and wife, of the undersigned's right, title and interest in and to the following described property:

Unit No. 607 of VANTAGE VIEW (formerly RAMSGATE), a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 6490, Page 316 as amended in Official Records Book 7235, Page 185, Official Records Book 7285, Page 189, Official Records Book 7285, Page 193, Official Records Book 7256, Page 144, Official Records Book 8541, Page 273, Official Records Book 8873, Page 327, Official Records Book 9110, Page 77, Official Records Book 10371, Page 615, Official Records Book 18062, Page 683 and Official Records Book 19623, Page 138, all of the Public Records of Broward County, Florida, together with its undivided share in the common elements, and any other amendments thereto.

The Seller(s) have hereunto set their hands and seals this 20TH day of November, 2007.

SELLER(S):

Dorothy M. Eckhouse
by Mark Sanford E
her attorney in fact

DOROTHY M. ECKHOUSE
By: Mark Sanford Eckhouse,
her Attorney-in-fact

Mark Sanford E

MARK SANFORD ECKHOUSE

Mark Sanford E



CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT Purchaser (s) Gary Gershman
has/have been approved to become an owner of the following described property located
in Broward County, Florida:

VANTAGE VIEW, INC.
Unit # 607
2841 N. Ocean Blvd
Fort Lauderdale, FL 33308

Approval has been given pursuant to the provisions of the Declaration of Condominium.

IN WITNESS WHEREOF, THIS CERTIFICATE has been executed in the name of the
Condominium Association by its officer thereunto duly authorized, on the 19th of
Nov., 2007.

VANTAGE VIEW, INC.

Signature: Charles J. Higley

Printed name and title: Charles J. Higley
President

STATE OF FLORIDA)

.ss.

COUNTY OF BROWARD)

Before me, the undersigned authority, personally appeared Charles J. Higley
President of Vantage View, Inc. The foregoing certificate was acknowledged
before me this 19th day of Nov., 2007, was executed freely and voluntarily,
and for the purpose therein expressed, as and for the act and deed of said Association.
He/She is personally known to me or has produced _____ as
identification.

Merrill V. Botwinick
Notary Public

