

3,050.00

OFF REC 10695 PG 550
80R 77890 MAR 21 A 901

WARRANTY DEED

THIS INDENTURE, made this 20 day of March, A.D. 1980, by and between ROBERT J. SHAPIRO and LOUIS C. BARRY, both single men, as joint tenants with full rights of survivorship, and not as tenants in common, of the County of Dade, State of Florida, parties of the first part, and PABLO ESCOBAR, having as a post office address 5860 North Bay Road, Miami Beach, Florida 33140, party of the second part.

WITNESSETH: That the said parties of the first part for and in consideration of the sum of Ten (\$10.00) Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, lying and being in the County of Dade, State of Florida, to-wit:

PARCEL A: Lot 25, in Block 1-A of LA GORCE GOLF SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, at Page 43, of the Public Records of Dade County, Florida;

PARCEL B: Commence at the Northeast corner of Lot 25, Block 1-A, LA GORCE GOLF SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, at Page 43, of the Public Records of Dade County, Florida; thence Northwesterly along the Northeasterly line of aforesaid Lot 25, a distance of 193.5 feet to a point of beginning of tract of land hereinafter described; thence Northerly 54.9 feet more or less to a point on the Southwesterly line of Tract A of Subdivision of Lot 24, Block 1, LA GORCE GOLF SUBDIVISION, according to the Plat thereof, recorded in Plat Book 38, at Page 67 of the Public Records of Dade County, Florida, said point being 215.1 feet Northwesterly from the Southeast corner of aforesaid Tract A; thence Northwesterly along the Southwesterly line of aforesaid Tract A, a distance of 30 feet more or less to the water's edge of Biscayne Bay; thence Southerly meandering the water's edge of Biscayne Bay 54.9 feet more or less to point of intersection with the Northeasterly line of Lot 25, Block 1-A, LA GORCE GOLF SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, at Page 43, of the Public Records of Dade County, Florida; thence Southeasterly along the Northeasterly line of aforesaid Lot 25, a distance of 30 feet more or less to the point of beginning.

Subject to: (1) present and future zoning and other laws and ordinances; (2) covenants, restrictions, reservations, easements and other title matters of record (if any); (3) the liens of all general and special taxes and assessments of the year 1980 and subsequent years; (4) any state of facts an accurate survey and an inspection would disclose; (5) littoral and riparian rights of third parties; and (6) purchase money mortgage of even date herewith.

This conveyance includes all right, title and interest (if any) of the parties of the first part in and to that portion of West 59th Street, Miami Beach, Florida, which the parties of the first part occupy; however, the parties of the first part make no representation or warranty (a) that they own said portion of West 59th Street or any part thereof, or (b) as to rights of ingress and egress from the second parcel described above over and along West 59th Street.

LAW OFFICES PHILIP A. HOLTSBERG, P. A.

2000 SOUTH DIXIE HIGHWAY, SUITE 214, COCONUT GROVE, FLORIDA 33133 • TELEPHONE (305) 856-4454 • (305) 856-4031

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
MAR 21 1980
999.00

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STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
MAR 21 1980
53.00

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And, subject and except as aforesaid, the said parties of the first part do 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 parties of the first part do hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of us:

Handwritten signatures of Robert J. Shapiro and Louis C. Barry, each with a horizontal line underneath their name.

STATE OF FLORIDA)
: ss.:
COUNTY OF DADE)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared ROBERT J. SHAPIRO and LOUIS C. BARRY, both single men, to me known to be the persons described in and who executed the foregoing instrument and they acknowledge before me that they executed the same.

WITNESS my hand and official seal in the County of Dade, State of Florida, this 20 day of March, A.D. 1982

Handwritten signature of the Notary Public and a circular notary seal for the State of Florida.

My Commission Expires: 11/5/82

This Instrument Prepared by:

PHILIP A. HOLTSBERG
2000 South Dixie Highway
Suite 214
Coconut Grove, Florida 33133

RECORDED IN OFFICIAL RECORDS ROOM
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
RICHARD P. BRINKER
CLERK CIRCUIT COURT