

This instrument prepared by, and after recording return to:

Name: Steven E. Goldman, Esq.
Address: Greenberg, Traurig, Hoffman, Lipoff, Rosen & Quental, P.A.
1221 Brickell Avenue
Miami, Florida 33131-3261

Stamps \$ 3,150.⁰⁰ Tax \$ —
Documentary Intangible
RECEIVED in Broward County as required by
law. Deanna M. Ellis
Deputy Clerk
(Space reserved for Clerk of Court)

RETURN TO:

92387678

THOMAS V. SICILIANO
SICILIANO & KRAMER, P.A.
900 N. FEDERAL HIGHWAY, SUITE 440
BOCA RATON, FL 33432

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 4th day of September, 1992 by MARILYN GLEASON, an unmarried widow, Grantor, whose mailing address is 2200 South Ocean Lane, Apt. 3108, Ft. Lauderdale, Florida 33136, to JOSEPH CELENTANO, Grantee, whose taxpayer identification number is _____ and whose mailing address is P.O. Box 453, West Haven, CT 06516. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situate and being in Broward County, Florida (the "Property"), which is also identified by Property Appraiser's Parcel Identification No. 494123AD012:

SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 1992 and all subsequent years; (b) zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; (c) matters contained in the Declaration of Condominium of Hills of Inverrary, Tract B, Phase I, recorded in Official Records Book 4604, Page 20, of the Public Records of Broward County, Florida; and (d) conditions, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

Dianne Grech
Name: Dianne Grech

Catherine J. Rodriguez
Name: Catherine J. Rodriguez

Marilyn Gleason
MARILYN GLEASON, an unmarried widow

STATE OF FLORIDA }
COUNTY OF BROWARD } ss:

The foregoing instrument was acknowledged before me this 4th day of September, 1992 by MARILYN GLEASON, an unmarried widow, who is personally known to me or produced FL Driver's License as identification, and who did not take an oath.

My commission expires:

Notary Public, State of Florida
Commission No. _____

Catherine J. Rodriguez
Name: Catherine J. Rodriguez

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 3, 1993
BONDED THRU GENERAL INS. UND.

Exhibit "A"

Dwelling Units No. 83, 84 and 85, of THE HILLS OF INVERRARY, TRACT "B", PHASE I CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 4604, at Page 20, of the Public Records of Broward County, Florida.

EX-19854.PS0906

CONSENT TO PURCHASE DWELLING UNIT

KNOW ALL MEN BY THESE PRESENTS THAT: The Hills of Inverrary Condominiums, Inc., a Florida Corporation not for profit (hereinafter referred to as the "Association"), pursuant to the Provisions of that certain Declaration of Condominium for The Hills of Inverrary Condominiums, Inc., as recorded in Official Records Book 4604, Page 20, of the Public Records of Broward County, Florida does hereby confirm its consent to the purchase of the following described.

Dwelling Unit by MARILYN GLEASON
unto JOSEPH CELENTANO as Buyer,

Dwelling Unit E3, F4, F5 - 3425 Willow Wood Road, Lauderdale, FL
pursuant to the 33319

Declaration thereof recorded in Official Records Book
4604, Page 20 of the Public Records of
Broward County, Florida.

The Association does hereby further confirm its approval of the Buyer.

In consideration of the foregoing, the said Buyer, by its joinder herein, does hereby assume, and agree to be bound by and to perform the terms and condition of the above- described Declaration of Condominium and the By-Laws and Regulations of the Association (including, without limitation, those terms and conditions relation to:

Any future sale or other transfer of the subject Dwelling Unit and the control of the Association by The Board of Directors.

Buyer acknowledges receipt of copy of Rules and Regulations.

IN WITNESS WHEREOF, the parties have set their hands and seals this 10th day of September, 1992.

Signed, sealed and delivered
presence of:

THE HILLS OF INVERRARY in the
CONDOMINIUMS, INC.

By:

President

(As to the Association)

Attest:

Secretary

(Buyer)

(Buyer)

As to the Association
STATE OF FLORIDA
COUNTY OF BROWARD

Before me personally appeared HARRY UDOFF and
as PRESIDENT and

of the Hills of Inverrary
Condominiums, Inc. a Florida Corporation not for profit, and they
acknowledged before me that they executed the foregoing Consent to
Purchase of Dwelling Unit for the purposes therein expressed.

Dated this 10 day of September, 1992
My Commission Expires: Feb. 12, 1995

Notary Public, State of Florida

STATE OF Connecticut
COUNTY OF New Haven

Before me personally appeared Joseph E. Celentano and
as buyer(s) and they acknowledged before me
that they executed the foregoing Consent of Purchase of Dwelling
Unit for the purposes therein expressed.

Dated this 22th day of August, 1992
My Commission Expires 3-3-95

Notary Public