

Prepared by and return to:
Larry A. Harshman, Esq.

Larry A. Harshman, P.A.
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Miami, FL 33176
305-279-9848
File Number: **Alsaidi 5240**
Will Call No.:

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Warranty Deed

This Warranty Deed made this **8th** day of **February, 2013** between **Fadel A. Jabado and Bassima F. Jabado, husband and wife** whose post office address is **14488 SW 173rd Street, Miami, FL 33177**, grantor, and **Care Pharmacy, Inc., a Florida profit corporation** whose post office address is **1631 NE 8 St., Homestead, FL 33033**, 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 **Miami-Dade County, Florida** to-wit:

Lot 11, Block 3, MAJESTIC HOMES, according to the map or plat thereof, recorded in Plat Book 144, Page 34, of the Public Records of Miami Dade County, Florida.

Parcel Identification Number: 30-5934-007-0810

PROVIDED that Grantee shall be prohibited from conveying captioned property for a period of thirty (30) days from the date of this deed or resell the property for greater than 120% of the short sale price within 90 days of this deed. This restriction shall run with the land and is not personal to Grantee

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 2012**.

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:

Jenny Blume
Witness Name: Jenny Blume

Lizette Cuervo
Witness Name: Lizette Cuervo

Jenny Blume
Witness Name: Jenny Blume

Lizette Cuervo
Witness Name: Lizette Cuervo

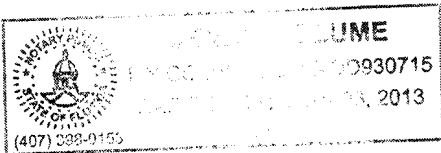
Fadel A. Jabado (Seal)
Fadel A. Jabado

Bassima F. Jabado (Seal)
Bassima F. Jabado

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 8th day of February, 2013 by Fadel A. Jabado and Bassima F. Jabado, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Jenny Blume
Notary Public

Printed Name: Jenny Blume

My Commission Expires: Dec. 6, 2013

