

PREPARED BY & RETURN TO:

Name: Madic Torres, an employee of
CoreTitle, LLC
Address: 500 E. Broward Blvd
Suite 1820
Ft. Lauderdale, FL 33394
File No. FC17-1158

Parcel No.: 514104-07-0860

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 23rd day of June, 2017, by **GERARDO ALBERTO SIMON YERRES** and **ANA JOSELINA HASBUN PALMA**, as husband and wife, hereinafter called the Grantors, to [REDACTED] as husband and wife, whose post office address is [REDACTED] **NW 27th St, Cooper City, FL 33024**, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Broward, State of Florida, viz:

Lot 86, of PARCEL 2C, being a portion of Parcel B, MONTERRA PLAT, according to the Plat thereof, as recorded in Plat Book 175, Page 155, of the Public Records of Broward County, Florida, being more particularly described as follows:

Site Plan Lot 86:

A portion of Parcel "B", "MONTERRA PLAT", according to the plat thereof as recorded in Plat Book 175, at Page 155 of the Public Records of Broward County, Florida, described as follows:

Commence at the Southwest corner of Parcel "C-3" of said Plat, thence along the South boundary of said Parcel "B", North 87°42'03" East 85.26 feet; thence North 02°17'57" West 372.54 feet to the Point of Beginning; thence North 02°17'57" West 145.00 feet; thence North 87°42'03" East 50.00 feet; thence South 02°17'57" East 145.00 feet; thence South 87°42'03" West 50.00 feet to the Point of Beginning. Said lands situate, lying and being in Broward County, Florida.

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

SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said Grantors have signed and scaled these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature: [Signature]
Printed Name: MC Torres Herrera

Witness Signature: [Signature]
Printed Name: Linda Sherstein

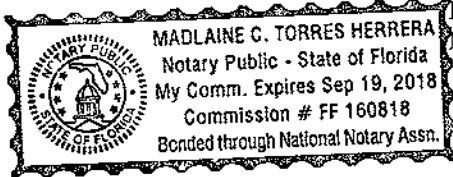
[Signature] L.S.
Name: Gerardo Alberto Simon Yerres
Address: 88 SW 7 Street #2303, Miami, FL 33130

[Signature] L.S.
Name: Ana Joselina Hasbun Palma
Address: 88 SW 7 Street #2303, Miami, FL 33130

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 19th day of June, 2017, by Gerardo Alberto Simon Yerres and Ana Joselina Hasbun Palma, who are personally known to me or who have produced Valid DL GOVT as identification.

[Signature]
Signature of Notary
Printed Name: _____
My commission expires: _____



Monterra Community Association

CERTIFICATE OF APPROVAL / DISAPPROVAL FOR THE

☒ PURCHASE OF A UNIT

☐ LEASE OF A UNIT

Pursuant to the provisions of the Declaration Of

MONTERRA COMMUNITY ASSOCIATION

BY: Gerardo A Yerres and Ana J Hasbun Palma

TO: [REDACTED]

Of the following described property located, situated, and being in Broward County
Florida to with:

[REDACTED] NW 27 Street
Cooper City, FL. 33024



Approved



Disapproved

If applicable, reason for Disapproval:

- | | |
|--|--|
| <input type="checkbox"/> Criminal Activity | <input type="checkbox"/> Credit Report |
| <input type="checkbox"/> Moral Turpitude | <input type="checkbox"/> Income-debt to credit ratio |
| <input type="checkbox"/> Other: _____ | |

STATE OF FLORIDA
COUNTY OF BROWARD

Before me the undersigned authority appeared, who the full authority to execute the forgoing
Certificate executed said Certificate on behalf of **Monterra Community Association**,

Board of Director

or

Glenn Pastor
Property Manager or Agent for Association

Witness my hand and official seal set the 30 day of May 2017.

Brittany Dunn
NOTARY PUBLIC, STATE OF FLORIDA

