



Return to: **EZ TITLE SERVICES**  
 Name: **12855 SW 136th Avenue, Suite 203**  
**Miami, Florida 33186**  
 Address:  
 This Instrument Prepared by:  
**Eric Zimelman**  
**12855 SW 136th Avenue, Suite 203**  
**Miami, Florida 33186**

**CFN 2010R0163326**  
 DR Bk 27210 Pg 10517 (1pg)  
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 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA  
 LAST PAGE

as a necessary incident to the fulfillment of conditions  
 contained in a title insurance commitment issued by it.  
 Property Appraisers Parcel I.D. (Folio) Number(s):  
**34-2111-011-0670**

**WARRANTY DEED**

**This Warranty Deed** Made the 8<sup>th</sup> day of March, 2010, by Microsoft Home, Inc., Trustee of 4421 NW 173 Dr., Miami Gardens, FL 33055 having its place of business at 4421 NW 173 DR, **Miami, FL 33055** hereinafter called the grantor,

To **John T. Smith, a single man**, whose post office address is:  
 1332 NW 172<sup>ND</sup> TERR, MIAMI GARDENS, FL 33055 hereinafter called the grantee,

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee, all that certain land situate in Miami-Dade County, Florida, viz:

**Lot 9, Block 58, SCOTT LAKE MANOR SECTION 8, according to the plat thereof, as recorded in Plat Book 65, at Page 117 of the Public Records of Miami-Dade County, Florida.**

Said property is located at: 1332 NW 172<sup>ND</sup> TERR, MIAMI GARDENS, FL 33055

Have and to Hold, the same in fee simple forever. TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To

GRANTOR'S WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantees against the claims of all person, claiming by, through or under Grantor's, but not otherwise.  
*(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)*

**IN WITNESS WHEREOF**, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

MICROSOFT HOME, INC.

by: *Abdul Rashid*  
 Abdul Rashid, President

The foregoing instrument was acknowledged before me on this 8th day of March, 2010, by Abdul Rashid, President of Microsoft Home, Inc., a Florida limited liability company, the sole Trustee of The behalf of the corporation. He is personally known to me or has produced *Dues Lic.*, as identification.

Notary Public *[Signature]*

Notary Print Name: *Eric M. Zimelman*

my commission expires:

**ERIC MARK ZIMELMAN**  
 NOTARY PUBLIC - STATE OF FLORIDA  
 COMMISSION #DD734368  
 MY COMMISSION EXPIRES NOV. 13, 2011