

Prepared by and return to:

Erik Wesoloski, Esq.  
Wesoloski Carlson, P.A.  
848 Brickell Avenue Suite 300  
Miami, FL 33131

File Number: F09-7011a  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 30th day of November, 2010 between ELF LLC, a Florida limited liability company whose post office address is 231 SW 65th Avenue, Hollywood, FL 33023, grantor, and City of Tamarac, a Florida Municipality Corporation, a Florida municipality whose post office address is 8261 W. Commercial Boulevard, Fort Lauderdale, FL 33351, 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 **Broward County, Florida** to-wit:

**Lot 3, Less the South 7 Feet thereof, Block 7, of LYONS COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 69, Page 42, of the Public Records Broward County, Florida.**

**Parcel Identification Number: 49-4109-04-0120**

**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.


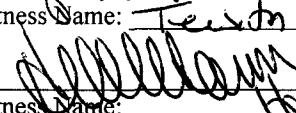
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2009**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

(3)

Signed, sealed and delivered in our presence:


  
Witness Name: Teresita Somonte  
  
Witness Name: Notary Public

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

ELF LLC

By: \_\_\_\_\_  
Carlos Frias, as Manager

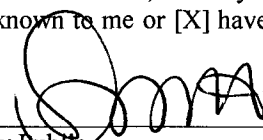
By:   
Christine M. Frias, as Manager

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 30th day of November, 2010 by Christine M. Frias as manager of ELF LLC, on behalf of the corporation. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]

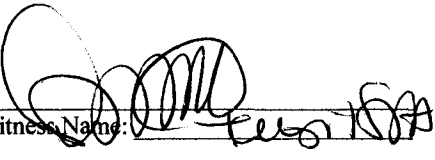


  
Notary Public


Printed Name: Teresita Somonte

My Commission Expires: 2/9/2013

Signed, sealed and delivered in our presence:

Witness Name:   
Carmen Sanchez  
Witness Name: CARMEN SANCHEZ

ELF LLC

By:   
Carlos Frias, as Manager

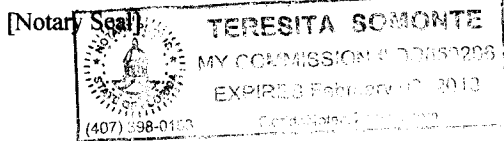
Witness Name: \_\_\_\_\_

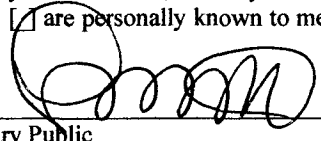
By: \_\_\_\_\_  
Christine M. Frias, as Manager

Witness Name: \_\_\_\_\_

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 30th day of November, 2010 by Carlos Frias, as Manager and Christine M. Frias of ELF LLC, on behalf of the corporation. They ☒ are personally known to me or ☐ have produced a driver's license as identification.



  
Notary Public

Printed Name: Teresita Somonte

My Commission Expires: 2/12/2012

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 30th day of November, 2010 by Christine M. Frias, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_