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CFN: 10999999 , OR BK 47555 Page 123 , Page 1 of 2, Recorded 07/27/2010 at 11:14 AM, Broward County Commission, Doc. D \$679.00 Deputy Clerk 2099

Parcel Tax I.D. #:19230-XX-XXXXX

This Instrument Prepared By:
Ali Egeli
Olympia Title & Escrow Corp
401 East Las Olas Boulevard
Suite 1400
Fort Lauderdale, FL 33301

10-xxxx

WARRANTY DEED

THIS INDENTURE, made this 27th day of July 2010, BETWEEN **Joseph Smith, a single man** Party of the first part, and **John Doe and Jane Doe, husband and wife**, whose post office address is: **12387 Cookie Place in Fort Lauderdale, FL 33301**, party of the second part.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to him in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate and being in the County of BROWARD, State of Florida, to wit:

Lot 34, COOKIE CUTTER PLACE, according to the Plat thereof, as recorded in Plat Book 12, at Page 34, of the Public Records of Broward County, Florida.

AND THE SAID PARTY OF THE FIRST PART does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. This conveyance is made subject to: (1) zoning and/or restrictions and prohibitions imposed by governmental authority; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision; (3) taxes for the year of closing; and (4) other matter specified in this Contract, if any.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness:

Print name: _____

Joseph Smith

Witness:

Print name: _____

Forwarding Address:

12345 Anytown Road

Anyplace, USA 55555

STATE OF FLORIDA
COUNTY OF BROWARD

The forgoing instrument was acknowledged before me this 27th day of July 2010, by Joseph Smith

NOTARY PUBLIC:

___ Personally known or ___ x ___ Identification Produced

Type of Identification Produced: ___ x ___ License(s); ___ Passport; ___ Other: _____

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SCHEDULE A

OWNERS

OFFICE FILE NUMBER	POLICY NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE
10-xxxx	12345-6789	July 27, 2010 at 11:40 am	\$97,000.00

1. Name of Insured:

John Doe and Jane Doe

2. The estate or interest in the land which is covered by this Policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in the Insured.

John Doe and Jane Doe by virtue of a Deed recorded on July 27, 2010 in Official Records Book 47555, Page 123, of the Public Records of BROWARD County, Florida.

4. The land referred to in this policy is described as follows:

Lot 34, COOKIE CUTTER PLACE, according to the Plat thereof, as recorded in Plat Book 12, at Page(s) 34, of the Public Records of Broward County, Florida

This Policy valid only if Schedule B is attached.

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SCHEDULE B

OWNERS

Policy Number: 12345-6789

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes and assessments for the year 2010 and subsequent years, which are not yet due and payable.
2. Matters as set forth on Plat of COOKIE CUTTER PLACE, as recorded in Plat Book 12, Page 34, Public Records of Broward County, Florida
3. Mortgage from John Doe and Jane Doe to XYZ Lending, Inc., dated July 23, 2010, given to secure payment of the principal sum of \$95,711.00, filed July 27, 2010, recorded in Official Records Book 12345, Page 6789, Public Records of BROWARD County, Florida.
4. Concrete drive encroachment over and across a 10 foot utility easement along the north line of the property as listed on the survey by Metes and Bounds Survey Company.
5. Any lien arising under Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water system, sewer system, or gas system servicing the land described herein.

NOTE: All of the recording information contained herein refers to the Public Records of ANY County, Florida, unless otherwise indicated.

10-xxxx

OLYMPIA TITLE & ESCROW CORP.

Authorized Officer

NOTE: If this schedule is attached to a Loan Policy, junior and subordinate matters, if any, are not reflected herein.

NOTE: This policy consists of insert pages labeled Schedule A and B. This Policy is of no force and effect unless both pages are included along with any added pages incorporated by reference.