

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:

Lisa Pearson, P.A.  
1111 Lincoln Road Suite 400  
Miami Beach, Florida 33139

Property Appraisers Parcel Identification (Folio) Numbers: **00-0000-00-0000**

\_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

# WARRANTY DEED

**THIS WARRANTY DEED**, made the \_\_\_ day of \_\_\_\_\_, 2014 by **SELLER**, whose post office address is \_\_\_\_\_, herein called the Grantor, to **BUYER**, whose post office address is \_\_\_\_\_, hereinafter called the Grantee:

*(Wherever 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)*

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Miami-Dade County, State of Florida, viz.:

## LEGAL DESCRIPTION

**Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.**

**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, and hereby 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, 2013.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
**SELLER**

\_\_\_\_\_  
Witness #1 Printed Name

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name

## STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2014, by **SELLER**, who is personally known to me or has produced \_\_\_\_\_ as identification.

**SEAL**

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

\_\_\_\_\_  
Printed Notary Name

My Commission Expires:

**BILL OF SALE, ABSOLUTE**

THIS INSTRUMENT WAS PREPARED BY:

**Lisa Pearson, Esq.**  
Lisa Pearson, P.A.  
1111 Lincoln Road Suite 400  
Miami Beach, Florida 33139

**KNOW ALL MEN BY THESE PRESENTS:**

That **SELLER**, whose post office address is \_\_\_\_\_, party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to be paid by **BUYER**, of \_\_\_\_\_, party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred, and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the party of the second part, its executors, administrators and assigns, the following goods and chattels located on the property at **PROPERTY ADDRESS:**

**TERMS FROM CONTRACT**

**To Have and To Hold** the same unto the said party of the second part, its executors, administrators and assigns forever.

**And** it does for themselves and its heirs, executors and administrators, covenant to and with the party of the second part, its executors administrators and assigns that it is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that it has good right to sell the same aforesaid, and that it will warrant and defend the sale of the said property, goods and chattels hereby made, unto the said party of the second part its executors, administrators and assigns against the lawful claims and demands of all persons whomsoever.

**In Witness Whereof**, the party of the first part has hereunto set its hand and seal this \_\_\_ day of \_\_\_\_\_, 2013.  
**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
**SELLER**

\_\_\_\_\_  
Witness #1 Printed Name

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name

**STATE OF FLORIDA**  
**COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2014, by **SELLER**, who is personally known to me or has produced \_\_\_\_\_ as identification.

**SEAL**

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

\_\_\_\_\_  
Printed Notary Name

My Commission Expires:

**OWNER'S AFFIDAVIT  
NON-FOREIGN CERTIFICATE  
AND  
REQUEST FOR TAXPAYER IDENTIFICATION NUMBER**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

**BEFORE ME**, the undersigned authority, personally appeared SELLER, (the "Seller"), ("Seller" refers to singular or plural as context requires) who, first being duly sworn, deposes and says:

**A. OWNER'S AFFIDAVIT**

1. Seller is the owner of the following described property (the "Property"):

**LEGAL DESCRIPTION**

Property Address: **PROPERTY ADDRESS**

2. There is no outstanding contract for the sale of the Property to any person or persons whomsoever, nor any unrecorded deed, mortgage or other conveyances affecting the title to the Property.
3. There are no liens, encumbrances, mortgages, claims, boundary line or other disputes, demands or security interests in, on or against the Property or any goods, furnishings, appliances, fixtures or equipment now installed in or which are to be affixed to the Property; except for mortgages described in the deed given by the undersigned; that there are no unpaid taxes, levies, assessments, paving liens or utility liens against the Property (other than real estate taxes for the current year).
4. That there have been no improvements upon the Property within the past ninety (90) days for which there remain any outstanding and unpaid bills for labor, materials or other charges for which a lien or liens might be claimed by anyone whomsoever.
5. That there are no matters pertaining to the Seller which could give rise to a lien that would encumber the Property during the period of time between the effective date of the Title Insurance Commitment and the time of recording of the Warranty Deed and that the Seller has not executed and will not execute any instrument that would adversely affect the title to the Property from the date of the Affidavit forward.
6. That there are no judgments, claims, disputes, demands or other matters pending against Seller that would attach to the Property. Seller has complied with the Florida Sales Tax laws where applicable. Seller acknowledges responsibility for water, sewer and electrical consumption charges through date of closing or occupancy by Buyer, whichever first occurs.
7. Seller is in sole constructive or actual possession of the Property and no other person has any right to possession of the Property, or asserts any claim of title or other interests in it.
8. Seller represents that there are no violations of governmental laws, regulations or ordinances pertaining to the use of the Property.
9. Seller's title to, possession and enjoyment of the property has been notorious, and has never been disputed or questioned.

**B. NON-FOREIGN CERTIFICATE AND REQUEST FOR TAXPAYER IDENTIFICATION NUMBER**

Section 1445 of the Internal Revenue Code provides that a Transferee ("Buyer") of a U.S. real property interest must withhold tax at a rate of 10% of the amount realized on the disposition if the Transferor ("Seller") is a foreign person. To inform the Buyer that withholding of tax is not required upon the disposition of a U.S. real property interest by the Seller, the undersigned hereby swears, affirms and certify(ies) the following as or on behalf of the Seller:

1. Sellers' Legal Name is: **SELLER**
2. Sellers' Home Address or Office Address if Corporation, Partnership or Trust:  
  
\_\_\_\_\_

3. Seller is not a non-resident alien (if individual) or a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).
4. In connection with the sale or exchange of the Property you are required by law to provide **Lisa Pearson, P.A.**, with your correct Federal Employment Identification Number (FEIN). If you do not so provide your FEIN, you will be subject to civil or criminal penalties imposed by law.

5. Sellers' Taxpayer Identification Numbers:

**SELLER**

**\*\*\_\*\*\*\_\*\*\*\***

7. For purposes of reporting this transaction to the Internal Revenue Service on Form 1099-S, the Property is Seller' (check one):

Principal Residence

Other Real Estate

This taxpayer identification number is being provided in connection with a real estate transaction.

The undersigned understands that this Certificate be disclosed to the Internal Revenue Service by the Buyer and that any false statement contained herein could be punished by fine, imprisonment or both.

Under penalties of perjury, I/we declares that I/we have examined this certification and to the best of my knowledge and belief it is true, correct and complete, and I/we further declare that I/we have authority to sign this document as or on behalf of the Seller, and that the number shown on this statement is Seller' correct TIN.

Seller states that this instrument is given for the express purpose of inducing **BUYER** to purchase the Property and to cause **Lisa Pearson, P.A.** as agent for **Old Republic National Title Insurance Company**, to insure title to said property. This Affidavit is made under the full understanding of the law regarding liability for any misrepresentation herein.

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
**SELLER**

\_\_\_\_\_  
Witness #1 Printed Name

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_

\_\_\_\_\_  
Witness #2 Printed Name

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2014 by SELLER, who is personally known to me or has produced \_\_\_\_\_ as identification.

**SEAL**

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

\_\_\_\_\_  
Printed Notary Name