

THIS INSTRUMENT PREPARED BY:

Scott A. Marcus, Esquire
Becker & Pollakoff, P. A.
121 Alhambra Plaza, 10th Floor
Coral Gables (Miami), Florida 33134

Parcel I.D. No.: 4942-25-04-4710
4942-25-04-5300

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 16th day of June, 2009, by PAUL KOZEL, a married man, whose address is 100 South Birch Road, Suite 2801A, Fort Lauderdale, Florida 33316 first party/grantor, to NORTH FEDERAL 2650, LEC, a Florida limited liability company, whose address is 100 South Birch Road, Suite 2801A, Fort Lauderdale, Florida 33316, second party/grantee:

(Wherever used herein the terms "first party/grantor" and "second party/grantee" shall include singular and plural heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party/grantor, for and in consideration of the sum of \$10.00 in hand paid by the said second party/grantee, the receipt whereof is hereby acknowledge, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD, State of Florida, to wit:

The Southerly 150' of Lot 7, Block 61, and all of Lot 21, Block 66, CORAL RIDGE GALT ADDITION NO. 1, according to the plat thereof as recorded in Plat Book 31, Page 37, of the Public Records of Broward County, Florida.

THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, PAUL KOZEL (AS SUCH IS DEFINED UNDER ARTICLE X, SECTION 4, OF THE CONSTITUTION OF THE STATE OF FLORIDA, ANY AND ALL AMENDMENTS THEREOF, AND/OR AS INTERPRETED UNDER APPLICABLE CASE LAW IN THE STATE OF FLORIDA); THE SUBJECT PROPERTY DOES NOT CONSTITUTE OR COMPRISE A PART THEREOF, ADJOIN THEREIN, AND/OR CONNECT THEREOF (IN ANY MANNER WHATSOEVER) TO THE HOMESTEAD OF THE GRANTOR, PAUL KOZEL. THE GRANTOR'S HOMESTEAD ADDRESS IS 100 SOUTH BIRCH ROAD, SUITE 2801A, FORT LAUDERDALE, FLORIDA 33316

(2)

THE PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH OR ASKED TO REVIEW TITLE TO THIS PROPERTY AND THEREFORE PROVIDES NO OPINION FOR THE SAME.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law of equity, to the only proper use, benefit and behalf of the said second party forever.

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

James R Harris
Witness:

Paul Kozel
PAUL KOZEL

James R Harris
Printed Name:

Hugh B. Smith
Witness:

Hugh B. Smith
Printed Name:

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS NOT AN OFFICIAL COPY

BEFORE ME, the undersigned authority, this 14 day of JUNE, 2009, personally appeared, Paul Kozel, and to me known to be the person described in and who executed the foregoing instrument. He is personally known to me or provided a Florida Driver's License as identification and did not take an oath.

Gina T Krause
Notary Public
Gina T Krause
Print Name of Notary

My Commission Expires:



Gina T. Krause
COMMISSION #00819975
EXPIRES: SEP 04, 2012
www.floridanotary.com

NOTE TO RECORDER'S OFFICE: THE PROPERTY IS UNENCUMBERED BY A MORTGAGE. THE GRANTOR IS THE SOLE MEMBER OF GRANTEE. NO MONETARY CONSIDERATION WAS GIVEN FOR THIS DEED. ACCORDINGLY, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

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