

W/C
PP40

File No.: 506061/hs
Return to and Prepared by:
Douglas R. Neu, Esq. CFN 20110385671
Patch Reef Title Compan OR BK 24800 PG 0059
7015 Beracasa Way, Suit RECORDED 10/17/2011 12:43:17
Boca Raton, Florida 334 Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0059 - 60; (2pgs)

CFN 20060339396
OR BK 20448 PG 1977
RECORDED 06/08/2006 11:45:06
Palm Beach County, Florida
AMT 355,000.00
Doc Stamp 2,485.00
Sharon R. Bock, CLERK & COMPTROLLER
Pg 1977; (1pg)

Parcel No.: 00-41-47-25-09-000-1460

WARRANTY DEED

This Indenture made this 2nd day of June, 2006, BETWEEN Scott Navin and April Navin, husband and wife, whose post office address is:

952 Creek Bottom Rd., Loganville, GA 30052

grantor*,
and Liljana Manzanarez, a single woman
whose post office address is

10757 SLEEPY BROOK WAY, BOCA RATON, FLORIDA 33498
of the County of PALM BEACH, State of FLORIDA Grantee*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars 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 Grantee and Grantee's heirs and assigns forever the following described land situate, lying and being in Palm Beach County, Florida, to-wit:

Lot 146 of PLAT NO. 2 BOCA TRAILS, according to the Plat thereof as recorded in Plat Book 33, Page(s) 176, of the Public Records of Palm Beach County, Florida.

SUBJECT TO restrictions, reservations, covenants and easements of record which are not reimposed by this deed; taxes for the year 2006 and years subsequent thereto; and all applicable zoning ordinances.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Charles F. Posess

Witness: CHARLES F. POSSESS
(Please print name below signature)

Scott Navin

Scott Navin

Holly Spelman

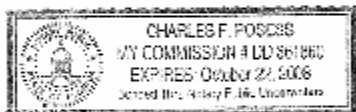
Witness: Holly Spelman
(Please print name below signature)

April Navin

April Navin

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 2nd day of June, 2006 by Scott Navin, who is personally known to me or who has produced a DRIVERS LICENSE, as identification and April Navin, who is personally known to me or who has produced a DRIVERS LICENSE, as identification.



My commission expires:

Charles F. Posess

Notary Public

CHARLES F. POSSESS
(Please print name of Notary)

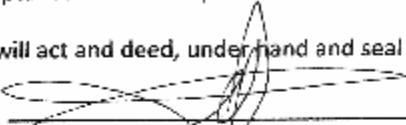
Referred to ADD THE ACKNOWLEDGEMENT

STATE FLORIDA)
)
COUNTY OF WEST PAM BEACH) ACKNOWLEDGEMENT

I, Liljana Masis Manzanarez, and the living woman, in the capacity of LILIANA MASIS MANZANAREZ, am recorded as the grantees on the warranty (grant) deed for the real estate described on the attached certified copy of said deed.

It is our freewill act and deed to acknowledge acceptance of the deed and lawful ownership of the property under the terms of the deed. We ask that the record on file in the office of register of deeds be updated to show our acceptance of the deed, and the lawful owner of the real estate.

This freewill act and deed, under hand and seal


Liljana Masis Manzanarez


Witness


witness

STATE OF FLORIDA ACKNOWLEDGEMENT
COUNTY OF WEST PALM BEACH)

On this 17 day of October, 2011, before me GLORIA TORRES Notary Public for said state, the subscribers Liljana Masis Manzanarez personally appeared, to me known to be the woman described herein, and who, after being duly sworn/affirmed, subscribed and swore (or affirmed) before me the foregoing instrument and acknowledge before me that they executed the same as their freewill act and deed.


Notary Public

JUNE 30 2012
My Commission Expires

NOTARY PUBLIC-STATE OF FLORIDA
Gloria I. Torres
Commission # DD802176
Expires: JUN 30, 2012
BONDED THRU ATLANTIC BONDING CO, INC.

LEGAL NOTICE

The Certifying Notary is an independent contractor and not a party to this claim. In fact the Certifying Notary is a Federal Witness Pursuant to TITLE 18, PART 1, CHAPTER 73, SEC. 1512. Tampering with a witness, victim, or an informant. The Certifying Notary also performs the functions of a quasi-Postal Inspector under the Homeland Security Act by being compelled to report any violations of the U.S. Postal regulations as an Officer of the Executive Department. Intimidating a Notary Public under Color of Law is a violation of Title 18, U.S. Code, Section 242, titled "Deprivation of Rights Under Color of Law," which primarily governs police misconduct investigations. This Statute makes it a crime for any person acting under the Color of Law to willfully deprive any individual residing in the United States and/or United States of America those rights protected by the Constitution and U.S. Laws.



STATE OF FLORIDA - PALM BEACH COUNTY

I hereby certify that the foregoing is a true copy of the record in my office.

THIS 17 DAY OF OCTOBER, 2011

SHARON H. BOGGS
CLERK & COMPTROLLER


DEPUTY CLERK