

This instrument Prepared by and Return to:

Donald J. Kahn, Esq.
GREEN, KAHN, PIOTRKOWSKI & MILLER, P.A.
627 71ST STREET
MIAMI BEACH, FLORIDA 33141

OFF. 16661 PC 0614
REC.

95R035028 1995 JAN 26 15:43

Property Appraisers Parcel Identification (Folio) Numbers:
30-1235-025-0140

Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 6th day of January, A.D. 1995 by **Financiera Lions S.A.**, a Panamanian Corporation herein called the grantor, whose post office address is 10101 Collins Avenue, 7-B, Bal Harbor, Florida 33154, to **David Daniel Kabbaz and Victoria Zaga de Daniel Kabbaz, his wife** whose post office address is 19500 Turnberry Way, Unit 17-A, North Miami Bch, FL 33180, hereinafter called the Grantees:

(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 Dade County, State of Florida, viz:

Unit 17A in MARINA TOWERS, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded on October 20, 1982, in Official Records Book 11590, Page 826, of the Public Records of Dade County, Florida, as amended and/or supplemented from time to time,

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED

HARVEY RUVIN,
Clerk of Circuit & County
Courts

DOCSTPDEE 2,010.00 SURTX 0.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

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 grantees that the grantor is/are 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, 1994.

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:

Financiera Lions S.A., a Panamanian Corporation

By: [Signature]
FELIX SHALOM TAWIL, PRESIDENT

[Signature]
Signature
[Signature]
Printed Signature
[Signature]
Signature
[Signature]
Printed Signature

**STATE OF FLORIDA
COUNTY OF Dade**

The foregoing instrument was acknowledged before me this 6th day of January, 1995 by FELIX SHALOM TAWIL, PRESIDENT of Financiera Lions S.A., a Panamanian Corporation on behalf of the corporation, He/she is personally known to me or has produced _____ as identification.

SEAL



MARYLYNN RODRIGUEZ
My Commission CC334406
Expires Dec. 08, 1997
Bonded by HAI
800-422-1555

[Signature]
Notary Signature
[Signature]
Printed Notary Signature
My Commission Expires: