

This document prepared by:

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Parcel ID Number: 02-3226-002-0270

Special Warranty Deed

This Indenture, Made this 2nd day of December, 2013 A.D., Between
Leonard J. Pearson, a married man

of the County of Broward, State of Florida, grantor, and
Tzvi Bogomilsky and Sara Bogomilsky, husband and wife

whose address is: 3701 Pine Tree Drive, MIAMI BEACH, FL 33140

of the County of MIAMI-DADE, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of MIAMI-DADE, State of Florida, to wit:

Lot 16, in Block 3, of FLAMINGO TERRACE SUBDIVISION, according to the
Plat thereof, as recorded in Plat Book 10, at Page 3, of the Public
Records of Miami-Dade County, Florida.

Subject to easements and restrictions of record, if any, without
serving to reimpose same, taxes for the year 2013 and subsequent
years; and to all zoning ordinances.

Grantor represents and warrants that the property herein conveyed
DOES NOT constitute the homestead, domicile or principal residence of
Grantor or any immediate family member or dependant of Grantor. The
Grantor's homestead address is the address set forth below Grantor's
signature to this instrument.

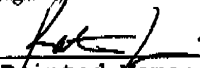
Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantees that grantor is lawfully seized of said land in fee simple; that grantor has
good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will
defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: KATARINA LINNE
Witness

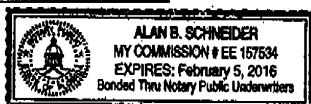

Leonard J. Pearson (Seal)
P.O. Address: 4281 Casper Court, Hollywood, FL 33021

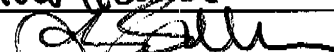

Printed Name: Alan B. Schneider
Witness

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 2nd day of December, 2013 by
Leonard J. Pearson, a married man

he is personally known to me or he has produced his Florida Driver License as identification.




Printed Name: _____
Notary Public
My Commission Expires: _____