

This Document Prepared By and Return to:
JOHN M. SPOTTSWOOD, JR., ESQ.
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
500 FLEMING STREET
KEY WEST, FL 33040

Parcel ID Number:

Warranty Deed

This Indenture, Made this 13 day of July, 1999 A.D., Between
JOSEPH RONALD SISIA, a single man

of the County of _____, State of _____, grantor, and
600 DUVAL STREET, L.C., a Florida Limited Liability Company

whose address is: 208 Duval Street, Key West, FL 33040

of the County of Monroe, 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 Monroe State of Florida to wit:

On the Island of Key West, and known on William A. Whitehead's Map of
said Island delineated in February, A.D. 1829, as part of Lot 2 in
Square 62.

COMMENCING at the corner of Duval and Southard Streets and runs
thence in a Southeasterly direction along Duval Street 25 feet and
1-1/2 inches; thence at right angles in a Southwesterly direction 79
feet; thence at right angles in a Northwesterly direction 25 feet and
1-1/2 inches; thence at right angles in a northeasterly direction and
along Southard Street 79 feet back to the Point of Beginning.
All lying and being situated in Monroe County, Florida.

Subject to conditions, limitations, restrictions and easements of
record and taxes for the year 1999 and subsequent years.

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

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:

[Signature]
Printed Name: JOHN A. GILMOUR
Witness

[Signature] (Seal)
Printed Name: JOSEPH RONALD SISIA
P.O. Address:

[Signature]
Printed Name: NANCY LAM TRINH
Witness

STATE OF N.Y.
COUNTY OF N.Y.C

The foregoing instrument was acknowledged before me this 13 day of July, 1999 by
JOSEPH RONALD SISIA, a single man

he is personally known to me or he has produced his Florida driver's license as identification.

JOHN A. GILMOUR
Notary Public, State of New York
No. 30-4903371
Qualified in Nassau County
Certificate Filed in New York County
Commission Expires August 24, 1999

[Signature]
Printed Name: _____
Notary Public
My Commission Expires: [Signature]