

80R148888

Prepared by: CARL D. BERNARDO
Attorney at Law
8603 S. Dixie Highway
Suite 308
Miami, FL 33143

UNITY OF TITLE

In consideration of the issuance of a permit to

WILLIAM N. ANDRUS and IDELL R. ANDRUS, his wife, and ROY L. BURGK and CELEST A. BURGK, his wife, and LOUIS C. ANDRUS, a single man, 7198 Bird Road, Miami, Florida 33155

Dade County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict the use of the following legally described property:

The West 112 feet of Tract 2, BIRD ROAD ESTATES, SECTION TWO, according to the Plat thereof, as recorded in Plat Book 33, at Page 19, of the Public Records of Dade County, Florida,

also known as 7198 Bird Road, Miami, Florida 33155, in the following manner:

1. That said property shall be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
2. That there now exists a mortgage on the subject property to JOHN T. OWNBY and M. FLORENCE OWNBY, his wife, and the mortgagee will not join in the execution of this document, therefore if for some reason the mortgage is foreclosed, and the parking becomes unavailable, the undersigned agree that the business uses shall then cease and terminate until the required parking has been provided as required under Chapter 33 of the Code of Metropolitan Dade County, Florida.
3. The undersigned further agree that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Director of the Dade County Zoning Department or the executive officer of the successor of such department, or, in the absence of such director or executive officer, by his assistant in charge of the office in his absence.

Signed, sealed, executed and acknowledged on this 18 day of April, 1980.

Witnesses:

Carl D. Bernardo
John P. Loggia
Janet R. Ross
Elmer R. Morris
Donna J. ...

William N. Andrus
WILLIAM N. ANDRUS
Idell R. Andrus
IDELL R. ANDRUS
Roy L. Burgk
ROY L. BURGK
Celest A. Burgk
CELEST A. BURGK
Louis C. Andrus
LOUIS C. ANDRUS

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY that on this 18 day of April, 1980, before me personally appeared WILLIAM N. ANDRUS and IDELL R. ANDRUS, his wife, and ROY L. BURGK and CELEST A. BURGK, his wife, and LOUIS C. ANDRUS, a single man, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me the

execution thereof to be their free act and deed for the uses and purposes therein mentioned.

18 WITNESS my hand and official seal at Miami, Dade County, Florida, this day of April, 1980.

Carl Di Bernardo
Notary Public, State of Florida
at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 16 1980
INDF. THRU GENERAL INS. UNDERWRITERS



RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
RICHARD P. BRINKER,
CLERK CIRCUIT COURT

This instrument prepared
by Carl Di Bernardo, Attorney
8603 South Dixie Highway
Miami, Florida 33143