


B1 (Official Form 1) (12/11)

UNITED STATES BANKRUPTCY COURT Southern District of Florida		VOLUNTARY PETITION
Name of Debtor (if individual, enter Last, First, Middle): CHRISTIAN ZITZMANN TRUST		Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all): 45-6779835		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all):
Street Address of Debtor (No. and Street, City, and State): 8301 Santa Monica Ter., Tamarac, FL <div style="text-align: right;">ZIP CODE 33321</div>		Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right;">ZIP CODE</div>
County of Residence or of the Principal Place of Business: Broward County		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): <div style="text-align: right;">ZIP CODE</div>		Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right;">ZIP CODE</div>
Location of Principal Assets of Business Debtor (if different from street address above): <div style="text-align: right;">ZIP CODE</div>		
Type of Debtor (Form of Organization) (Check one box.) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	Nature of Business (Check one box.) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box.) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding
Chapter 15 Debtors Country of debtor's center of main interests: Each country in which a foreign proceeding by, regarding, or against debtor is pending:	Tax-Exempt Entity (Check box, if applicable.) <input type="checkbox"/> Debtor is a tax-exempt organization under title 26 of the United States Code (the Internal Revenue Code).	Nature of Debts (Check one box.) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.
Filing Fee (Check one box.) <input type="checkbox"/> Full Filing Fee attached. <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		Chapter 11 Debtors Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
Statistical/Administrative Information <input type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors. Estimated Number of Creditors <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> Over 100,000 Estimated Assets <input type="checkbox"/> \$0 to \$50,000 <input checked="" type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion Estimated Liabilities <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input checked="" type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		THIS SPACE IS FOR COURT USE ONLY <div style="text-align: center;">2012 FEB 29 AM 10:08</div> <div style="text-align: right;"> FILED BY DC </div>

Voluntary Petition <i>(This page must be completed and filed in every case.)</i>		Name of Debtor(s): CHRISTIAN ZITZMANN	
All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet.)			
Location Where Filed:	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet.)			
Name of Debtor:	Case Number:	Date Filed:	
District:	Relationship:	Judge:	
<p style="text-align: center;">Exhibit A</p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>		<p style="text-align: center;">Exhibit B</p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I have delivered to the debtor the notice required by 11 U.S.C. § 342(b).</p> <p>X _____ Signature of Attorney for Debtor(s) (Date)</p>	
<p style="text-align: center;">Exhibit C</p> <p>Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?</p> <p><input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.</p> <p><input type="checkbox"/> No.</p>			
<p style="text-align: center;">Exhibit D</p> <p>(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)</p> <p><input type="checkbox"/> Exhibit D, completed and signed by the debtor, is attached and made a part of this petition.</p> <p>If this is a joint petition:</p> <p><input type="checkbox"/> Exhibit D, also completed and signed by the joint debtor, is attached and made a part of this petition.</p>			
<p style="text-align: center;">Information Regarding the Debtor - Venue (Check any applicable box.)</p> <p><input type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.</p> <p><input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.</p> <p><input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.</p>			
<p style="text-align: center;">Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes.)</p> <p><input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)</p> <p style="text-align: right;">_____ (Name of landlord that obtained judgment)</p> <p style="text-align: right;">_____ (Address of landlord)</p> <p><input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and</p> <p><input type="checkbox"/> Debtor has included with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.</p> <p><input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).</p>			

BI (Official Form 1) (12/11)

Voluntary Petition <i>(This page must be completed and filed in every case.)</i>	Name of Debtor(s): CHRISTIAN ZITZMANN
Signatures	
Signature(s) of Debtor(s) (Individual/Joint) I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b). I request relief in accordance with the chapter of title 11, United States Code, specified in this petition. X _____ Signature of Debtor X _____ Signature of Joint Debtor _____ Telephone Number (if not represented by attorney) _____ Date	Signature of a Foreign Representative I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition. (Check only one box.) <input type="checkbox"/> I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached. <input type="checkbox"/> Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached. X _____ (Signature of Foreign Representative) _____ (Printed Name of Foreign Representative) _____ Date
Signature of Attorney* X _____ Signature of Attorney for Debtor(s) _____ Printed Name of Attorney for Debtor(s) _____ Firm Name _____ Address _____ Telephone Number _____ Date *In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.	Signature of Non-Attorney Bankruptcy Petition Preparer I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached. _____ Printed Name and title, if any, of Bankruptcy Petition Preparer _____ Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social-Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.) _____ Address X _____ Signature _____ Date Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social-Security number is provided above. Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual. If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person. <i>A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.</i>
Signature of Debtor (Corporation/Partnership) I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor. The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition. X  Signature of Authorized Individual _____ Printed Name of Authorized Individual CHRISTIAN ZITZMANN _____ Title of Authorized Individual 9544798124 _____ Date 4/28/2012	

The Instrument is Prepared By:
Christian Zitzmann,
8301 Santa Monica Ter.,
Tamarac, FL 33321

Articles of Trust

Christian Zitzmann
Trust Deed

CFN # 110579843
OR BK 48541 Pages 1436 - 1437
RECORDED 02/28/12 04:07:48 PM
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1922
#1, 2 Pages

Article 1:	Name of Holding Trust: Address:	Christian Zitzmann 8301 Santa Monica Ter. Tamarac, FL 33321
Article 2:	Type of Trust:	Irrevocable Trust
Article 3:	Registered Location:	Broward Country, State of Florida
Article 4:	Federal Tax ID No.	45-6779835
Article 5:	Nature of Trust:	Real Estate Holding Trust
Article 6:	Capital Units:	Total number of unites which the Trust has is 100.
Article 7:	Grantor: Address:	Christian Zitzmann 8301 Santa Monica Ter. Tamarac, FL 33321
Article 8:	Trustee Address:	Christian Zitzmann Family Trust 8301 Santa Monica Ter. Tamarac, FL 33321

(Seal)

<u>CZ</u>	<u>CZ</u>
Grantor	Trustee

The Instrument is Prepared By:
Christian Zitzmann,
8301 Santa Monica Ter.,
Tamarac, FL 33321

Articles of Trust

Christian Zitzmann

Trust Deed

February 25, 2012

This agreement may be executed in any number of counterparts, any one of which shall constitute the agreement between the parties.

In witness whereof, CHRISTIAN ZITZMANN

_____, as Grantor(s), and

CHRISTIAN ZITZMANN, as Trustee(s), have

executed this agreement on the day and year first above-mentioned.

CHRISTIAN ZITZMANN

2/28/2012

[Signature]

Name of Grantor (Printed)

Date

Signature of Grantor

CHRISTIAN ZITZMANN

2/28/2012

[Signature]

Name of Trustee (Printed)

Date

Signature of Trustee

Name of Co-Trustee (Printed)

Date

Signature of Co-Trustee

Name of Successor Trustee (Printed)

Date

Signature of Successor Trustee

[Signature]
Witness Alfred Gonzalez

[Signature]
Trustee under Trust
Executed by CHRISTIAN ZITZMANN

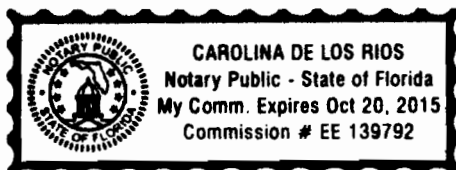
[Signature]
Witness

CHRISTIAN ZITZMANN
Name of Grantor
On 02/28/2012

STATE OF Florida

COUNTY OF Broward

On 02/28/12 before me, Christian Zitzmann
Personally appeared and showed valid FL DL # 2325-100-61-189
~~Personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the ^{exp. 02/29/18}
person(s) name(s) is/are subscribed to the within instrument and acknowledged to me that
person(s).



Carolina de los Rios

The Instrument is Prepared By:
Christian Zitzmann,
8301 Santa Monica Ter.,
Tamarac, FL 33321
Page 1 of 2

Articles of Trust

Christian Zitzmann Trust

Family Trust Mission:

1. Grantor Desire to create Family Trust

Grantor desires to create a Family Trust as described in Article I hereinafter set forth.

2. Grantor Declares Transfer of Property to Family Trust

The Grantor declares that he/she has transferred and delivered to the Trustee all his interest in the property described to this Family Trust. All of the property is called the "Trust Property". The Trustee hereby acknowledges receipt of the trust property and agrees to hold the trust property in trust, according to this Family Trust.

3. Grantor Declares Transfer of Property to Family Trust

The Family Trust Mission is to protect and manage the Trust property for the welfare of the Family Trust beneficiaries.

Real Property: 8301 Santa Monica Ter., Tamarac, FL 33321

4. Grantor Declares Transfer of Property to Family Trust

The Grantor declares that he/she has transferred and delivered to the Trustee all his interest in the property described in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in set Trust Agreement set forth.

*** Full power and authority granted to said Trustee, with respect to the set premises or any part of it, and at any time or times, to subdivide said premises.**

*** To file Bankruptcy in the best interest of the Trust, to protect the Asset of said Trust for the interest of the Trust Beneficiaries. To negotiate with creditors, lenders, in mediation.**

*** To contract to sell, to grant options to purchase, to sell on any terms. To convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said**

(2)

The Instrument is Prepared By:
Christian Zitzmann,
8301 Santa Monica Ter.,
Tamarac, FL 33321
Page 2 of 2

Articles of Trust

Christian Zitzmann Trust

property, or any thereof, to lease said property or any part thereof, from time to time, in passion or reversion by lease to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any and for any period or periods of time and to renew or extend leases upon any terms and for the periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to the leases and options to renew leases and options to purchase the whole or any part of the reversion and the contract representing the manner of fixing the amount of present or future rentals, to partition or to exchange said property or any thereof for other real or personal property, to grant easements or change of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

WHEREFORE, Trustee(s) has assumed the Family Trust and will hereafter administer the same in accordance with the Instructions Set Forth in said Trust.

CHRISTIAN ZITZMANN

Name of Grantor (Printed)

2/29/2012

Date

[Signature]
Signature of Grantor (Sealed)

CHRISTIAN ZITZMANN

Name of Trustee (Printed)

2/29/2012

Date

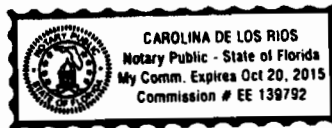
[Signature]
Signature of Trustee (Sealed)

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgment, personally appeared, christian zitzmann, To me known as the person (s) described in and who executed the foregoing instrument and acknowledged before me that executed the same.

Witness my hand and official seal in the county and State last aforesaid this 29 day of February, 2012 A.D.,

DL. # 232S-100-61-189-0

Carolina de los Rios
Notary Public
My Commission Expires Oct 20, 2015



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 29th day of FEBRUARY, 20 12
County Administrator.
By [Signature]
Deputy Clerk

This Instrument Prepared By:
Christian Zitzmann
8301 Santa Monica Ter
Tamarac, FL 33321
(954) 479-8824

CFN # 110580216
OR BK 48541 Pages 1882 - 1884
RECORDED 02/28/12 04:13:29 PM
BROWARD COUNTY COMMISSION
DOC-D: \$0.70
DEPUTY CLERK 1922
#1, 3 Pages

Warranty Deed To Trust

The Grantor(s) **Christian Zitzmann**, of 8301 Santa Monica Ter., County of Broward, State of Florida 33321 for and in consideration of Ten Dollars, and other good valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, releases, confirms and warrants under provisions of Section.

Christian Zitzmann
(Name of Trust and of)
8301 Santa Monica Ter.,
Tamarac, Florida 33321

Unto **Christian Zitzmann Family Trust** as Trustee of 8301 Santa Monica Ter., Tamarac, Florida 33321 and not personally; Under the provision of a trust agreement dated the 25th day of December, Two Thousand and Twelve, known as Trust Number 2012-01, the following described real estate in the County of Broward, State of Florida to wit:

Property ID# 4941 06 26 0011

Legal: SANTA MONICA 175-8 B PORTION TRACT A DESC AS:COMM NW COR TR A,
S188.08 ALG W/L,E 16 TO POB,E 93.00,S 24.50,W 21.50, N 5.66,W 71.50 N 18.84
TO POB AKA: LOT 1 BLDG 1 SANTA MONICA TOWNHOMES

Tides on Hollywood Beach Condo Unit N6X

AKA: 8301 Santa Monica Ter., Tamarac, Florida 33321

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

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in set Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the set premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets,

highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any thereof, to lease said property or any part thereof, from time to time, in possession or reversion by lease to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any and for any period or periods of time and to renew or extend leases upon any terms and for the periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to the leases and options to renew leases and options to purchase the whole or any part of the reversion and the contract representing the manner of fixing the amount of present or future rentals, to partition or to exchange said property or any thereof for other real or personal property, to grant easements or change of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries there under and (c) that said trustee

was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the or other disposition of said real estate, and such interest is hereby declared to be personally property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only as interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully 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, 2012.

In Witness Whereof, the said grantor(s) has (have) hereunto set his (their) hands and seal this 28 day of FEB 2012, A.D. Signed Sealed and delivered in our Presence

Witness Signature: [Signature]
Witness Print Name: Alfred Gonzalez

Witness Signature: [Signature]
Witness Print Name: Tina Broder

(Signature) [Signature]
Print Name: CHRISTIAN ZITZMANN
DL # Z-325-100-61-189-0

Witness Signature: _____

Witness Print Name: _____

Witness Signature: _____

Witness Print Name: _____

(Signature) _____
Print Name: _____
DL # _____

State of Florida, County of Dade

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgment, personally appeared, CHRISTIAN ZITZMANN, To me known as the person (s) described in and who executed the foregoing instrument and acknowledged before me that Christian Zitzmann executed the same.

Witness my hand and official seal in the county and State last aforesaid this 28 day of February, 2012 A.D.,

DL. # 2325-100-61-189-0

Carolina de los Rios
Notary Public
My Commission Expires Oct/20/2015

