

Prepared by and Return to:
Stephen R. Garcia-Vidal, Esquire
The Elias Law Firm, PLLC
15500 New Barn Road Suite 104
Miami Lakes, FL 33014
Telephone: 305-823-2300
File Number: 3602-160002

Folio Number: 32-2015-044-0010

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WARRANTY DEED

THIS INDENTURE made as of the 03rd day of December, 2016 between Miami Lakes – 158, LLC, a Florida limited liability company, whose mailing address is: 480 West 84th Street, Suite 105 Hialeah, Florida 33014, Grantor and Recondite, LLC, a Florida limited liability company, whose mailing address is: 1474-A West 84 Street Hialeah, FL. 33014 Grantee.

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade, Florida, and more particularly described as follows:

Tract A, Marriott Summerhill Suites, according to the plat thereof as recorded in Plat Book 161, Page 32, Public Records of Miami-Dade County, Florida a/k/a 15800 N.W. 77th Court, Miami Lakes, Florida 33016 (the "Property")

SUBJECT TO taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without the intent of reimposing same.

And the Grantor hereby covenants with said grantee that 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 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.

- "Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the day and year first above written.

Miami Lakes - 158, LLC, a Florida limited liability company

[Signature]
Witness
Name: L. Robert Ellis

By: [Signature]
Print: Diana Monica Ramirez
Title: Manager

[Signature]
Witness
Name: Andres Carrizosa

STATE OF FLORIDA]
]]
COUNTY OF MIAMI-DADE]

The foregoing instrument was acknowledged before me this 28 th day of December, 2016 by Diana Monica Ramirez, as Manager of **Miami Lakes - 158, LLC**, a Florida limited liability company. She is personally known to me or has produced her Florida driver's license as identification.

[NOTARY SEAL]



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