



CFN 2016R0688235
OR BK 30327 Pgs 881-884 (4Pgs)
RECORDED 12/01/2016 12:29:25
DEED DOC TAX \$69,000.00
SURTAX \$51,750.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument prepared by:
Daniel J. Serber, Esq.
2875 NE 191st Street, Suite 801
Aventura, FL 33180

Return to:
Roland A. Gallor, Esq.
Shutts & Bowen, LLP
201 South Biscayne Blvd., Ste. 1500
Miami, Florida 33131

Folio No: 07-2215-001-0880

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of November, 2016, between GOLD CAPITAL LLC, a Florida limited liability company ("Grantor"), whose address is 18205 Biscayne Blvd., Suite 2202, AVENTURA, FL 33160, and CANAL PARK OFFICE 2, LLC, a Florida limited liability company ("Grantee"), whose mailing address is 3363 NE 163 St., Suite 805, North Miami Beach, FL 33160.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100ths dollars (\$10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto Grantee, and Grantee's successors and assigns forever, that certain real property in the County of Miami-Dade and State of Florida (the "Property"), more particularly described on Exhibit "A", attached hereto and made a part hereof.

Together with all easements, tenements, hereditaments and appurtenances belonging or in any ways appertaining to the Property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the Property, and all estate, right, title, interest, claims and demands whatsoever of the Grantor, either in law or in equity, of, in, and to the Property.

Together with all buildings and improvements located on the Property.

Subject only to those items contained in Exhibit "B", attached hereto and made a part hereof (the "Permitted Exceptions").

Grantor covenants with Grantee that, except for the Permitted Exceptions, the Property is free from all encumbrances made by Grantor, and that Grantor hereby specially warrants the title to the Property and will defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year above set forth.

WITNESSES:

Tania Fuica
Print Name: Tania Fuica

Daniel J. Seiber
Print Name: DANIEL J. SEIBER

GRANTOR:

GOLD CAPITAL LLC,
a Florida limited liability company

Jorge Linkewer
By: _____
Name: JORGE LINKEWER
Title: MANAGER

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of November, 2016, by Jorge Linkewer, as Manager of GOLD CAPITAL LLC, a Florida limited liability company, as Grantor, on behalf of said company, who is personally known to me, or who produced _____ as identification.

Tania Fuica
Notary Public, State of Florida
Print Name: Tania Fuica
My Commission Expires: June 1, 2018



EXHIBIT "A"

Legal Description of Land

Lots 21, 22 and 23, Block 4, of EASTERN SHORES, according to the Plat thereof, as recorded in Plat Book 65, Page 28, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "B"

- a) Taxes and assessments for 2017 and subsequent years, which are not yet due and payable;
- b) Zoning and other regulatory laws and ordinances affecting the Property; and
- c) Easements, plats, rights of way, limitations, reservations, conditions, covenants, restrictions and other matters of record.