



CFN 2005RD697879
 DR Bk 23543 Pgs 1466 - 1467; (2pgs)
 RECORDED 07/06/2005 14:34:40
 DEED DOC TAX 13,200.00
 SURTAX 9,900.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

✓ Kerry E. Rosenthal, Esq.
 Rosenthal Rosenthal Rasco, LLC
 2875 Northeast 191st Street Suite 500
 Aventura, FL 33180

File Number: 2357-001L

Will Call No.:

Parcel Identification No. 07-2209-002-0010

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 29th day of June, 2005 between **BBK REALTY, INC.**, a Florida corporation whose post office address is 17071 West Dixie Highway, North Miami Beach, FL 33160 of the County of Miami-Dade, State of Florida, grantor*, and **JAAL, LLC**, a Florida limited liability company whose post office address is c/o Vercon Construction Mgmnt., 18999 Biscayne Blvd. #201, Aventura, FL 33180 of the County of Miami-Dade, State of Florida, 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 County, Florida, to-wit:

Lots 1 thru 5, Block 5, "A SUBDIVISION OF PORTION OF TRACT "A" GREYNOLDS PARK GARDENS", according to the Plat thereof, as recorded in Plat Book 55, at Page 57, of the Public Records of Dade County, Florida, lying and being in the City of North Miami Beach, Miami-Dade County, Florida.

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, provided that this shall not serve to reimpose the same; and all applicable building and zoning regulations and ordinances imposed by applicable governmental authorities.

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

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

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Signed, sealed and delivered in our presence:

Charles K. Neal MD
Witness Name: Charles K. Neal MD

BBK REALTY, INC, a Florida corporation

By: Bruce B. Kadz
BRUCE B. KADZ, President

(Corporate Seal)

Salve Caldezo
Witness Name: Salve Caldezo

State of California
County of LOS ANGELES

The foregoing instrument was acknowledged before me this 28th day of June, 2005 by BRUCE B. KADZ of BBK REALTY, INC., a Florida corporation, on behalf of the corporation. He She is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Katalin Langianese
Notary Public

Printed Name: KATALIN LANGIANESE

My Commission Expires: MAY 13, 2009



This instrument prepared by and should be returned to:

L. Barry Blaxberg, Esq.
Blaxberg, Grayson, Kukoff & Forteza, P.A.
25 S.E. Second Avenue, Suite 730
Miami, Florida 33131

(Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed this 10 day of May, 2017, between **170 WEST DIXIE LLC**, a Florida limited liability company and **BISCAYNE 4400 PARTNERS LLLP**, a Florida limited liability limited partnership (collectively, the "Grantor" or "first party"), whose address is 610 Valencia, Unit 503, Coral Gables, FL 33134 and 4400 Biscayne Boulevard, Suite 950, Miami, Florida 33137, respectively, and **170 WEST DIXIE HIGHWAY LLC**, a Florida limited liability company ("Grantee" or "second party"), whose address is 17071 West Dixie Highway, North Miami Beach, FL 33160.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and NO/100 dollars (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by GRANTEE, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, the real property hereinafter described, and rights and interest in said real properties located in Miami-Dade County, Florida, to-wit:

Lots 6, 7 and 8, Block 5, of A SUBDIVISION OF A PORTION OF TRACT "A", GREYNOLDS PARK GARDENS, according to the Plat thereof, as recorded in Plat Book 55, Page 57, of the Public Records of Miami-Dade County, Florida.

a/k/a 17035 West Dixie Highway, North Miami Beach, Florida 33160

This conveyance is subject to the following:

1. Real estate taxes for the year 2017, and subsequent years.
2. Conditions, covenants, restrictions, reservations, limitations and easements of record.
3. Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.

AND GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; and

that GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR, but against none other.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:
170 WEST DIXIE LLC, a Florida limited liability company

Michelle C Fernandez
Print Name: Michelle C Fernandez

Alan M Kornbluh
By: Alan M. Kornbluh
Title: Manager

Mercedes Rodriguez
Print Name: Mercedes Rodriguez

STATE OF FLORIDA)
COUNTY OF DADE) :

I **HEREBY CERTIFY** that on this 3 day of May, 2017, before me, personally appeared Alan M. Kornbluh, as Manager of 170 WEST DIXIE LLC, a Florida limited liability company, who () is personally known to me or (X) who has produced _____ as identification, and who swore and acknowledged before me that he executed the same.

R. E. Herzog
NOTARY PUBLIC, State of Florida
Print Name: _____
My Commission Expires: _____



R. E. HERZOG
MY COMMISSION # FF 216498
EXPIRES: August 1, 2019
Bonded Thru Budget Notary Services

[SIGNATURES CONTINUE ON NEXT PAGE]

Signed, sealed and delivered
in the presence of:

GRANTOR:
**BISCAYNE 4400 PARTNERS LLLP, a
Florida limited liability limited partnership**

**By its General Partner: BISCAYNE 4400
MANAGEMENT LLC, a Florida limited
liability company**

Marlene Cabrera
Print Name: MARLENE CABRERA

Donna Weismann
Print Name: DONNA WEISMANN

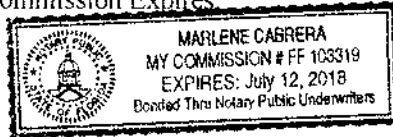
Glenn L. Halpryn
By: Glenn L. Halpryn
Title: Manager

STATE OF FLORIDA)
COUNTY OF Miami-Dade :

I HEREBY CERTIFY that on this 2nd day of May, 2017, before me, personally appeared Glenn L. Halpryn, as Manager of BISCAYNE 4400 MANAGEMENT LLC, a Florida limited liability company, General Partner of BISCAYNE 4400 PARTNERS LLLP, a Florida limited liability limited partnership, who () is personally known to me or () who has produced N/A as identification, and who swore and acknowledged before me that he executed the same.

Marlene Cabrera
NOTARY PUBLIC, State of Florida
Print Name: MARLENE CABRERA
My Commission Expires:

2729/morales/4771-1



This Instrument prepared by:
Evan R. Marbin, Esq.
48 East Flagler Street, Suite PH-104
Miami, Florida 33131

WARRANTY DEED

THIS INDENTURE Made the 7th day of November, 2013, by and between **BBR HOLDINGS, LLC, a Florida limited liability company**, whose post office address is 17019 W. Dixie Highway, North Miami Beach, FL 33160, of the County of Miami-Dade, State of Florida, grantor* and **MTV 17017 LLC, a Florida limited liability company**, whose post office address is 17071 W. Dixie Highway, North Miami Beach, FL 33160, of the County of Miami-Dade, State of Florida, grantee*:

WITNESSETH that said grantor, for and in consideration of the sum of TEN (\$10.00) Dollars, 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 grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lots 9, 10 and 11, Block 5, a subdivision of a portion of Tract A GREYNOLDS PARK GARDENS, according to the Plat thereof, as recorded in Plat Book 55, Page 57, of the Public Records of Miami-Dade County, Florida

Subject to conditions, restrictions and easements of record, provided this shall not serve to reimpose same.

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, 2013.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

BBR HOLDINGS, LLC, a Florida limited liability company

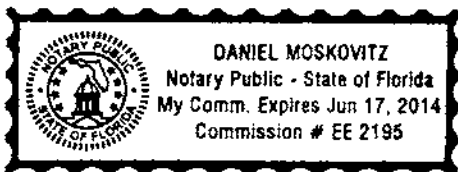
Daniel Moskowitz
(First Witness)
Print Name: DANIEL MOSKOVITZ

By: *Herbert A Berg* (Seal)
HERBERT A. BERG, Manager

Edward R. Marks
(Second Witness)
Print Name: Edward R. Marks

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT was acknowledged before me this 7th day of November, 2013, by HERBERT A. BERG, as Manager of BBR HOLDINGS, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.



Daniel Moskowitz
NOTARY PUBLIC, State of Florida
Printed Name: _____
My Commission No.: _____
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
Stephen J. Straley, Esq.
Straley & Otto, P.A.
2699 Stirling Road, Suite C-207
Ft. Lauderdale, Florida 33312

Property Appraisers Parcel Identification (Folio) Numbers: 07-2209-002-0120

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 28 day of March, 2017 by **RODOLFO CANO and MONICA CANO, HIS BAND AND WIFE**, herein called the grantors, to **17005 WEST DIXIE HIGHWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose post office address is **17071 WEST DIXIE HIGHWAY, NORTH MIAMI BEACH, FLORIDA 33160** hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **MIAMI-DADE County, State of Florida, viz.:**

LOT 12, BLOCK 5, OF GREYNOLDS PARK GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, AT PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2016.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

DIANE DESJARDIS

Witness #1 Printed Name

Amy A. Froman

Witness #2 Signature

Amy A. Froman

Witness #2 Printed Name

RODOLFO CANO

1980 S. OCEAN DRIVE, #110, HALLANDALE BEACH, FL 33009

MONICA CANO

1980 S. OCEAN DRIVE, #110, HALLANDALE BEACH, FL 33009

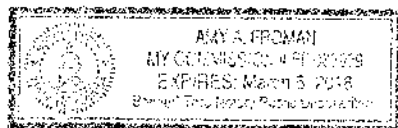
STATE OF Florida
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28 day of March, 2017 by **RODOLFO CANO and MONICA CANO** who are personally known to me or have produced Florida Driver as identification.

SEAL

Amy A. Froman
Notary Signature

My Commission Expires:





CFN 2017R0428676
 OR BK 30628 Pgs 3354-3356 (3Pgs)
 RECORDED 07/26/2017 13:05:38
 DEED DOC TAX \$1,050.00
 SURTAX \$787.50
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This Instrument Was Prepared By,
 and Return to After Recording:

Joseph G. Goldstein, Esq.
 Holland & Knight LLP
 701 Brickell Avenue, Suite 3300
 Miami, Florida 33131

Property Appraiser
 Identification No.: 07-2209-002-0130

(RESERVED)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of July 20, 2017, by THE CITY OF NORTH MIAMI BEACH, a Florida municipal corporation, whose address is 17011 NE 19 Avenue, North Miami Beach, FL 33162 (the "Grantor"), to 16955 West Dixie Highway, LLC, a Florida limited liability company, whose address is: 17071 West Dixie Highway, North Miami Beach, Florida 33160 (the "Grantee").

IN CONSIDERATION of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey to Grantee and Grantee's successors and assigns forever all of the real property located in the County of Miami-Dade, State of Florida, and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all easements, tenements, hereditaments and appurtenances belonging to the Property.

SUBJECT TO: (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) easements, restrictions and reservations of record, none of which are intended to be reimposed by this conveyance; and (c) taxes for the year 2017, and thereafter.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims (excluding those arising out of the encumbrances described above) of all persons whomsoever.

EXHIBIT "A"

(Legal Description of the Property)

The land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is described as follows:

Tract "B" of "A SUBDIVISION OF A PORTION OF TRACT "A" GREYNOLDS PARK GARDENS", according to the Plat thereof, as recorded in Plat Book 55, at Page 57, of the Public Records of Miami-Dade County, Florida.