

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Hope Khan
The Closing Table of Florida, LLC
9010 SW 137 Avenue, Suite 113
Miami, FL 33186
Consideration Amount: \$ 348,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 17th day of August, 2017 by **Conexa LLC**, a Florida limited liability company, herein called the grantor, to **Sabino Mejia and Bery M Mejia**, husband and wife whose post office address is 14941 SW 180th Ter, Miami, FL 33187, hereinafter called the Grantees.
(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 grantor, 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 13, Block 1, CORAL REEF NURSERIES, SECTION 1, according to the Plat thereof, as recorded in Plat Book 154, at Page 4, of the Public Records of Miami-Dade County, Florida

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

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 grantor hereby covenants with said grantees 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, and hereby 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, 2016.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

M. B. SUMS
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Stephano T. Nam
Witness #2 Printed Name

Conexa LLC, a Florida limited liability company

By: [Signature]
Zury Mansur, Manager

STATE OF MD
COUNTY OF HOWARD

The foregoing instrument was acknowledged before me this 17th day of August, 2017 by Zury Mansur, Manager of Conexa LLC, a Florida limited liability company on behalf of the corporation. He/She is personally known to me or has produced DRIVERS LICENSE as identification.

SEAL

[Signature]
Notary Signature

Stephano T. Nam
Printed Notary Signature

My Commission Expires: 11/16/2019

