



**CFN 2017R0115811**  
 OR BK 30438 Pgs 4824-4825 (2Pgs)  
 RECORDED 03/01/2017 09:54:13  
 DEED DDC TAX \$1,320.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Hershoff, Lupino & Yagel, LLP  
 90130 Old Highway  
 Tavernier, Florida 33070

Property Appraisers Parcel Identification (Folio) Numbers: **30-7903-025-0220**

Florida Documentary Stamps in the amount of **\$1,320.00**, have been paid hereon

\_\_\_\_\_  
 SPACE ABOVE THIS LINE FOR RECORDING DATA \_\_\_\_\_

**THIS WARRANTY DEED**, made the 23<sup>rd</sup> day of February, 2017 by **AZERCO LLC, A FLORIDA LIMITED LIABILITY CO**, herein called the grantor, to **GERONIMO PEREZ CABALLERO, Unmarried, and ARLETY DENIZ LUIS, Unmarried**, whose post office address is **14253 SW 289th Terrace, Miami, FL 33033**, 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)*

**W I T N E S S E T H:** 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 MONROE County, State of Florida, viz.:

**Lot 22, Block 1, BISCAYNE DRIVE ESTATES, according to the plat thereof as recorded in Plat Book 160, Page 77, 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:

Carole MacPhee  
Witness #1 Signature

Carole MacPhee  
Witness #1 Printed Name

Charlotte Nissos  
Witness #2 Signature

Charlotte Nissos  
Witness #2 Printed Name

AZERCO LLC, A FLORIDA LIMITED LIABILITY CO

JOSE ZURY MANSUR, MGR  
80 SW 8TH Street - Suite 2000, Miami, FL 33130

STATE OF MARYLAND

COUNTY OF HOWARD

The foregoing instrument was acknowledged before me this 23<sup>RD</sup> day of February, 2017 by JOSE ZURY MANSUR, MGR of AZERCO LLC, A FLORIDA LIMITED LIABILITY CO on behalf of the corporation. He/She is personally known to me or has produced FL - DRIVERS LICENSE as identification.

SEAL



My Commission Expires: 2-17-2019

Joan C. Langos  
Notary Signature

JOAN C. LANGOS  
Printed Notary Signature