

This Document Prepared By and Return to:
Sandra L. Llopiz
GST Title & Trust, Inc
9445 Bird Road, Suite 104
Miami, Florida 33165
786-431-1025

Parcel ID Number: 30-6912-030-0080

Warranty Deed

This Indenture, Made this 6th day of June, 2017 A.D., Between
AZERCO LLC, a Florida limited liability company

of the County of Miami-Dade, State of Florida, grantor, and
Ruben Martell Hernandez and Mabel Garcia Alonso, husband and wife

whose address is: 20430 SW 123 Place, MIAMI, FL 33177

of the County of MIAMI-DADE, State of Florida, grantees.
Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of MIAMI-DADE State of Florida to wit:

Lot 65, Block 1, OAK PARK SECTION FOUR, according to the Plat
thereof, as recorded in Plat Book 121, at Page 36, of the Public
Records of MIAMI-DADE County, Florida

Subject to current taxes, easements and restrictions of record.

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to December 31, 2016.

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

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

Signed, sealed and delivered in our presence:

AZERCO LLC, a Florida limited liability company

By: _____ (Seal)

Jose Zury Mansur, Manager
P.O. Address: 40 SW 3 Street Suite 2038, Miami, FL 33130

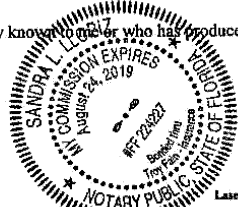
Printed Name: Sandra Llopiz
Witness

Printed Name: Noelka Sacerio
Witness

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 6th day of June, 2017 by
Jose Zury Mansur, Manager of AZERCO LLC, a Florida limited liability
company

who is personally known to me or who has produced his Florida driver's license as identification.



Printed Name: _____
Notary Public
My Commission Expires: _____