

This instrument prepared by & return to:
Name: **Jannet H. Rodriguez of Closings Unlimited, Inc.**
Address: **10271 Sunset Drive, Suite D-105 Miami, FL 33173**
FILE NO. 17-0111
Property Appraisers Parcel Identification Number(s):
10-7915-011-0270

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 1 day of March, 2017 by **AZERCO LLC, a Florida Limited Liability Company** whose street address is **80 SW 8th Street, Suite 2000, Miami, Florida 33130**, hereinafter called the grantor, to **Dienane Rameau a single woman and Sandra Rameau a single woman, as tenants in common** whose street address is **3741 NE 4th Street, Homestead, FL 33033** 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 grantor, for and in consideration of the sum \$10.00 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 TO WIT**, is:

Lot 3, Block 4, Baywinds of Ibiza, according to the Plat thereof as recorded in Plat Book 166, Page 83, of the Public Records of Miami-Dade County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, 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 31ST, 2016. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Printed Signature

Signature

Printed Signature

AZERCO LLC, a Florida Limited Liability Company

BY:

Jose Zury Mansur, Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1 day of March, 2017 by **Jose Zury Mansur, Manager of AZERCO LLC, a Florida Limited Liability Company**, who is personally known to me or who produced Valid ID Card as identification and who did/did not take an oath.

Notary Public

My Commission Expires:

[seal]



UMBRIA AT THE VINEYARDS HOA, INC.

APPROVAL OF UNIT PURCHASE

THIS CERTIFICATE is given this 16th day of February, 2017, by UMBRIA AT THE VINEYARDS HOA, INC., a Florida Corporation not-for-profit ("the Association").

WITNESSETH:

BEFORE ME, the undersigned authority personally appeared Carlos Latoni, President of UMBRIA AT THE VINEYARDS HOA, INC., hereby depose and say:

1. Mr. Carlos Latoni, President of Umbria at the Vineyards HOA, Inc. ("Association"), whose post office address is

P.O. Box 901224
Homestead, FL 33090

2. Association by and through its Board of Directors, hereby certifies its approval for:

Seller: **Azerco, LLC**

Buyer: **Dienane Rameau & Sandra Rameau**

Subject Unit: 3741 NE 4th St, Homestead, FL 33033

3. This approval is granted for the above named person(s) only, and is conditioned on the representation, that no other person, spouse not named above, relative, partnership, corporation, trust, or other entity, other than a mortgagee, will now or in the future acquire any interest in the aforementioned unit.
4. The Association has materially relied on the truth and accuracy of any and all information provided to the Association by Seller and/or Buyer in any application or otherwise with respect to the above-referenced transaction.
5. This Certificate of Approval shall be deemed null and void in the event that any of the information provided to the Association as aforesaid was not truthful and/or accurate, or in the event of any violation by Seller and/or Buyer of the Declaration or any exhibits thereto, as same may be amended from time to time.
6. Neither this certificate nor the entering into of the sale and/or purchase shall in any manner relieve lessor from any duties, obligations or liabilities under or in connection with the Declaration or any exhibits thereto.

IN WITNESS WHEREOF, the said ASSOCIATION has caused this CERTIFICATE to be executed and issued by its duly authorized officer on the day and year first above written.

Umbria at the Vineyards HOA, Inc.

By: _____

Carlos Latoni, President