

Prepared by and return to:
LUIS F ROSALES

Popular Title Company LLC
5931 NW 173rd Drive Suite # B-9
Miami, FL 33015
786-363-2609
File Number: 2017-151
Will Call No.: 7863632609

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Warranty Deed

This Warranty Deed made this 27 day of September, 2017 between CONEXA, LLC a Florida Limited Liability Company whose post office address is 80 SW 8th Street, Suite 2038, Miami, FL 33130, grantor, and DEYSI LAMADRID ESCOBAR and PEDRO BETANCOURT ESTEVEZ wife and husband whose post office address is 20401 SW 122 Court, Miami, FL 33177, grantee:

(Whenever 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, trusts and trustees)

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:

Lot 1, in Block 2, of CHAMBERLAIN COURTS, according to the Plat thereof, as Recorded in Plat Book 125, at Page 93, of the Public Records of MIAMI-DADE County Florida.

Parcel Identification Number: 30-6912-036-0180


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 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, 2016.

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:


Witness Name: _____

 (Seal)
ZURY MANSUR as Manager of
CONEXA, LLC
a Florida Limited Liability Company

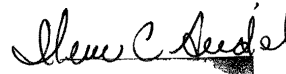

Witness Name: STEPHANO T. NAM

State of MARYLAND
County of HOWARD

The foregoing instrument was Acknowledged before me this 27 day of September, 2017 by ZURY MANSUR as Manager of CONEXA, LLC a Florida Limited Liability Company, who is personally known or has produced a driver's license as identification.

[Notary Seal]

ILENE C. SEIDEL
Notary Public
Baltimore County, Maryland
My Commission Expires 7/23/2019

Notary Public 
Printed Name: ILENE C. SEIDEL
My Commission Expires: 7/23/2019

Prepared by: L Rosales
Popular Title Company LLC
5931 NW 173 Drive Ste B-9
Miami, FL 33015

CERTIFICATE OF COMPANY RESOLUTION BY
MEMBERS OF
CONEXA, LLC a Florida Limited Liability Company

I, ZURY MANSUR, as Manager of CONEXA, LLC a Florida Limited Liability Company (the "Company"), located at: 80 SW 8th Street, Ste 2038, Miami FL 33130, do hereby certify that the following resolution was duly adopted this date by unanimous consent of the Members and Directors of the Company, pursuant to applicable statutes: **RESOLVED:**

1. That it is in the best interest of the Company to sell for \$275,000.00 to DEYSI LAMADRID ESCOBAR and PEDRO BETANCOURT ESTEVES, the real property in Miami Dade County, Florida, and legally described as follows:

Lot 1, in Block 2, of CHAMBERLAIN COURTS, according to the Plat thereof, as Recorded in Plat Book 125, at Page 93, of the Public Records of MIAMI-DADE County Florida.

Parcel Identification Number: 30-6912-036-0180

2. That ZURY MANSUR, as Manager of CONEXA, LLC a Florida Limited Liability Company, is hereby authorized and directed to sign all documents necessary to sell in the amount of \$275,000.00 the above described property, including but not limited to Warranty Deed, Affidavits, HUD-1 Settlement Statement, and any other documents required to perfect the buyer's interest in the property.

I FURTHER CERTIFY that the foregoing resolution remains in full force and effect, has not been rescinded or modified, and conforms with the Charter, Articles and By-Laws of the Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal by order of the Members and the Board of Directors, this 27 day of September, 2017.

Witness: (Sign & Print Name)

Ilene C Seidel

ZURY MANSUR, as Manager
CONEXA, LLC

[Signature]

Witness: (Sign & Print Name)

Stephano T. Neri
STEPHANO T. NERI

State of Maryland

County of Howard

The foregoing instrument was acknowledged before me this 27 day of September, 2017, by ZURY MANSUR, as Manager of CONEXA, LLC a Florida Limited Liability Company, who stated that he/she executed the same freely and voluntarily, and who is personally known to me, or who produced as identification: K. Drivers License

ILENE C. SEIDEL
Notary Public
Baltimore County, Maryland
My Commission Expires 7/23/2019

Seal:

Ilene C Seidel
Notary Public, State of Maryland