

After Recording Return to:  
Laura Montejó  
Stewart Title Company  
1691 Michigan Ave, Ste 420  
Miami Beach, FL 33139

This Instrument Prepared by:  
Laura Montejó  
Stewart Title Company  
1691 Michigan Ave, Ste 420  
Miami Beach, FL 33139  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
30-5934-006-0020  
File No.: 137156

**WARRANTY DEED**

This Warranty Deed, Made the 28 day of September, 2017, by Azerco LLC, a Florida limited liability company, having its place of business at: 80 SW 8th Street, Suite 2038, Miami, FL 33130, hereinafter called the "Grantor", to Francisco Alonso and Nancy Torres Fernandez, husband and wife and Frank Alonso, A single man, whose post office address is: 14651 SouthWest 172nd Street, Miami, FL 33177, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of Two Hundred Eighty Five Thousand Dollars and No Cents (\$285,000.00) 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, Florida, to wit:

Lot 2, Block 1, Southwind Point, according to the plat thereof as recorded in Plat Book 144, Page(s) 42, Public Records of Miami-Dade County, Florida.

**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, reservations, restrictions and easements of record, if any.

*(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Company)*

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name by its manager or member or officer duly authorized the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: [Signature] By: [Signature]  
Printed Name: Stephano T. Nam Jose Zury Mansur, Manager

Witness Signature: [Signature]  
Printed Name: Stephano T. Nam

State of MD  
County of HOWARD

The foregoing instrument was acknowledged before me this 28 day of September, 2017 by Jose Zury Mansur as Manager of Azerco LLC, a Florida limited liability company and on behalf of the company. He has produced driver license(s) as identification.

[Signature]  
Notary Public Signature  
Printed Name: Stephano T. Nam

My Commission Expires: Nov. 16, 2019  
(SEAL)

