

PREPARED BY & RETURN TO:

Name: Maria Martinez
Flamingo Title Services, Inc.
Address: 8501 SW 124 Avenue, #310B
Miami, FL 33183
File No. 17-2580

Parcel No.: 30-5903-012-2680



CFN 2017R0550299
OR BK 30701 Pgs 568-570 (3Pgs)
RECORDED 10/02/2017 10:40:16
DEED DOC TAX \$1,470.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 7th day of **September, 2017**, by **AZERCO, LLC., A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, to **DEBORAH R. SLATER, a Single Woman and VICTOR ALBERTO PEREZ-SLATER, a Single Man** whose post office address is 14387 SW 97th Ln, Miami, FL 33186, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Miami-Dade, State of Florida, viz:

Lot 4, Block 67, of KENDALL CENTER, according to the Plat thereof, as recorded in Plat Book 123, Page 9, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness Signature

Printed Name: Maria Martinez

[Handwritten Signature]

Witness Signature

Printed Name: Douglas Yodice

AZERCO, LLC., A FLORIDA LIMITED LIABILITY COMPANY

By: _____

Name: Jose Zury Mansur AKA Zury Mansur

Title: Manager

Address: 80 SW 8th ST, #2000, Miami, FL 33130

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 11th day of September, 2017, by Jose Zury Mansur AKA Zury Mansur (name), Manager (title) of Azerco, LLC., a Florida Limited Liability Company, , on behalf of the corporation. He (she) is personally known to me or has produced FDI as identification.

[Handwritten Signature]

Signature of Notary

Printed Name:

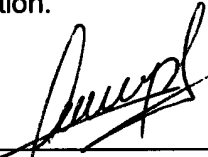
My commission expires:



ARBOR COURTS ASSOCIATION, INC.

CERTIFICATE OF APPROVAL FOR SALE

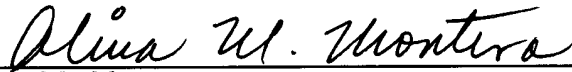
ARBOR COURTS ASSOCIATION, INC., in Miami, Florida, does hereby certify that the sale of the home located at **14387 SW 97th Lane, Miami, FL 33186 (Acct. # 96-000268)** by **Azerco LLC**, (current owner(s) according to the records of the Association), to **Deborah R. Slater and Victor A. Slater** has been approved by the Association.

By: 
Hector Perez, Association Manager for the Board of Directors of
Arbor Courts Association, Inc.

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this **August 25th, 2017** by **Hector Perez**, as **Association Manager**, for **Arbor Courts association, Inc.**, a Florida corporation for profit, on behalf of corporation, **who is personally known to me** or who produced a _____ as identification.




Alina M. Montero, STATE OF FLORIDA AT LARGE
COMMISSION # FF190276
EXPIRES: January 15, 2019
WWW.AARONNOTARY.COM

My commission expires:

THIS CERTIFICATE OF APPROVAL IS SUBJECT TO ANY MONIES DUE TO THE HOMEOWNER'S ASSOCIATION. YOU ARE ADVISED TO OBTAIN ESTOPPEL INFORMATION BEFORE THE CLOSING TAKES PLACE, AS THE NEW OWNER IS RESPONSIBLE FOR ANY UNPAID ASSESSMENTS AND/OR LEGAL FEES/COSTS THAT MAY HAVE BEEN INCURRED.

PURCHASER MUST SUBMIT A COPY OF THE CLOSING STATEMENT AND WARRANTY DEED IMMEDIATELY AFTER CLOSING TO THE ASSOCIATION IN ORDER TO CHANGE OWNERSHIP.

PAYMENT POLICY: PLEASE NOTE THAT PAYMENTS ARE DUE ON THE 1ST OF EVERY MONTH.

VIOLATIONS ARE TO BE CURED AND IS THE RESPONSIBILITY OF NEW OWNER. NO COMMERCIAL VEHICLES ALLOWED IN THE COMMUNITY, ALL VEHICLES MUST HAVE A CURRENT REGISTRATION AND DECAL.