



This instrument prepared by, or under the supervision of (and after recording return to):

Jose A. Rodriguez, Esq.  
Rennert Vogel Mandler & Rodriguez, P.A.  
100 Southeast 2<sup>nd</sup> Street, Suite 2900  
Miami, Florida 33131

Parcel I.D. No. 31-2211-076-0010

Grantee's Tax I.D. No(s) \_\_\_\_\_  
\_\_\_\_\_

CFN 2018R0074489  
OR BK 30853 Pgs 3814-3815 (2Pgs)  
RECORDED 02/06/2018 14:46:11  
DEED DOC TAX \$28,290.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

(Reserved for Clerk of Court)

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and entered into as of the 31<sup>st</sup> day of January, 2018 by **Sunny Isles Beach Associates LLC, a Delaware limited liability company**, Grantor, whose mailing address is 1300 Brickell Avenue, Miami, FL 33131, to **CYANZAR LIMITED, an English limited liability company**, Grantee, whose mailing address is 16901 Collins Avenue Unit 501, Sunny Isles Beach, Fl. 33160. Wherever used herein, the terms "Grantor" and "Grantee" shall include, as to each party, to this instrument, its heirs, legal representatives and assigns.

**WITNESSETH:**

**GRANTOR**, for and in consideration of Ten and No/100 U.S. Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situated and being in Miami-Dade County, Florida (the "Property"):

Unit 501 of Jade Signature, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 28817, page 3997, of the Public Records of Miami-Dade County, Florida, as amended or supplemented from time to time, together with its undivided share in the common elements.

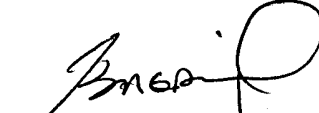
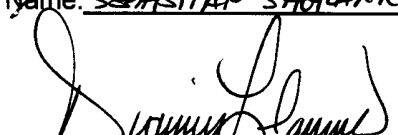
**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or appertaining thereto.

**THIS CONVEYANCE** is subject to: taxes and assessments for the current calendar year and all subsequent years; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; conditions, restrictions, covenants, reservations, limitations and easements of record, but this reference shall not operate to re-impose same; all standard printed exceptions contained in an ALTA Owner's title insurance policy issued in Miami-Dade County, Florida; conditions, restrictions, easements, covenants, assessments, liens, terms and limitations set forth in the Declaration of Condominium of Jade Signature, a Condominium, recorded in Official Records Book 28817, at Page 3997, of the Public Records of Miami-Dade County, Florida, and all exhibits thereto, as amended and/or supplemented from time to time (collectively, the "Declaration").

**GRANTOR** hereby warrants title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, other than those matters described above. Grantee, by acceptance and recordation of this deed, expressly and specifically approves, accepts, covenants and agrees to be bound by, and to assume performance of, all of the applicable provisions and requirements set forth in the Declarations.

**IN WITNESS WHEREOF**, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed in the presence of:

  
Name: SEBASTIAN SAGRANICANS  
  
Name: Dionne Lamar

Sunny Isles Beach Associates LLC, a Delaware limited liability company

By:   
Edgardo Defortuna, Authorized Representative

Address: 1300 Brickell Avenue,  
Miami, Florida 33131

STATE OF FLORIDA            )  
  ) ss:  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2018 by Edgardo Defortuna, as authorized representative of Sunny Isles Beach Associates LLC, a Delaware limited liability company, who is personally known to me, or who has provided identification in the form of \_\_\_\_\_.

[Notary Seal]:

  
Notary Public, State of Florida at Large  
Print Name: Maritza Gonzalez-Ortiz  
My Commission Expires: \_\_\_\_\_

