

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Anthony Rosenfield, Esq.**  
Rosenfield and Zalkind P.L.  
4601 Sheridan Street, Suite 200  
Hollywood, FL 33021  
Our File No.: **13-217L**

**Return To:**

**Staci Rutman P.A.**  
**500 South Point Drive**  
**Suite #230**  
**Miami Beach, Florida 33139**  
Property Appraisers Parcel Identification (Folio) Number: **31-2211-079-2380**

SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 7<sup>th</sup> day of **January, 2014** by **Jade 3708, LLC, A Florida Limited Liability Company**, whose post office address is **19495 Biscayne Blvd. suite #809 Aventura, Florida 33180** herein called the Grantors, to **Cyazar Ltd., A Corporation incorporated under the laws of England** whose post office address is **6<sup>th</sup> Floor Queens, 55/56 Lincoln's Inn Fields, London, WC2A 3LJ, United Kingdom**, 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)*

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars 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, viz.:**

**Unit #3708, of JADE BEACH CONDOMINIUM, according to the Declaration of Condominium, thereof recorded in Official Records Book 26518, Page 4566, of the Public Records of Miami-Dade County, Florida, and all amendments thereto, together with an undivided share in the common elements.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.**

**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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2013.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Jade 3708, LLC, A Florida Limited Liability Company

*[Handwritten Signature]*

Mauricio Ferreira Frizzarin, as manager

*[Handwritten Signature]*  
Witness #1 Signature

ANTHONY ROSENFELD  
Witness #1 Printed Name

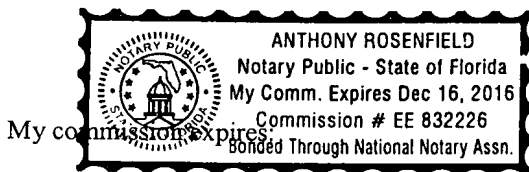
*[Handwritten Signature]*  
Witness #2 Signature

LUIZA NOGUEIRA  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 14 day of January, 2014, by Mauricio Ferreira Frizzarin, as manager of Jade 3708, LLC, A Florida Limited Liability Company who is personally known to me or have produced Passport / FF073711 as identification and  did  did not take an oath.

SEAL



*[Handwritten Signature]*  
Notary Public

Printed Notary Name