

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

Alberto J. Delgado, Esq.
Shutts & Bowen
201 S. Biscayne Boulevard
1500 Miami Center
Miami, Florida 33131

Property Folio Nos.: 02-3211-052-1100
02-3211-052-0910

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 30th day of May, 2012, by ROGERIO AZCARRAGA, a single man ("Grantor"), whose address is Privada de Horacio No. 10, Colonia Chapultepec Morales, Mexico D.F. 11560, to AMERICA'S GATEWAY BUSINESS CENTER, INC., a Florida corporation ("Grantee"), whose address is 2182 NW 87th Avenue, Doral, FL 33172.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt and adequacy whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, its heirs, successors and assigns, all right, title and interest in and to, the following described property, situate and being in Miami-Dade County, Florida, to-wit:

Condominium Units No. 21-E & 21-F of Le Trianon Condominium, according to the Declaration of Condominium, recorded in Official Records Book 11657, Page 1751, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with an undivided interest in the common elements.

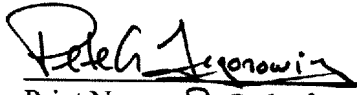
This conveyance is made subject to:


- (a) Taxes for the year 2012 and subsequent years;
- (b) Terms and conditions set forth in the Declaration of Condominium of LE TRIANON CONDOMINIUM, a Condominium, as the same may be amended and/or supplemented from time to time; and
- (c) Conditions, restrictions, covenants, limitations, and easements of record; however, that this instrument shall not operate to reimpose any of same.

The Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming whomsoever.

NOTE TO RECORDER: The two (2) condominium described in this deed have been converted into one (1) single-family residence, accordingly, pursuant to Florida Statutes Section 201.031, the transfer reflected in this deed is not subject to surtax.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year first above written.

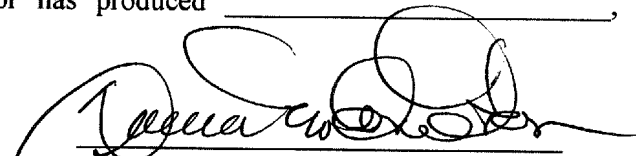

Print Name: PETER A. LAGONOWICZ


Rogerio Azcarraga


Print Name: FRANCIS E. RODRIGUEZ

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

The foregoing instrument was acknowledged before me this 25th day of May, 2012, by Rogerio Azcarraga, who is personally known to me or has produced _____, as identification.


NOTARY PUBLIC
Danca Nodarse del Forn
Typed or Printed Name of Notary
My commission expires:



DANIA C. NODARSE DEL FORN
MY COMMISSION # EE 092893
EXPIRES: June 24, 2015
Bonded Thru Budget Notary Services

Le Trianon
Condominium Association, Inc.

6061 Collins Ave.
Miami Beach, FL 33140
E-Mail: letrianon@netzero.net

Tel: 305-861-9574
Fax: 305-865-0098
Front Desk: 305-861-8424

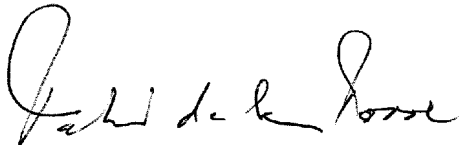
May 23, 2012

To Whom it May Concern,

This letter is to certify that Le Trianon Condominium Association hereby approves the transfer of Title of Unit 21EF from Mr. Rogerio Azcarraga to America's Gateway Business Center, Inc., a company owned by the Azcarraga family.



John Barnard, Property Manager



Fabio de la Torre, Treasurer

Member of the Board of Directors