



CFN 20180301257
 OR BK 30984 Pgs 4294-4296 (3Pgs)
 RECORDED 05/22/2018 10:58:25
 DEED DOC TAX \$4,800.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY

Ana Cosculluela, Esq.
 THE JACOBS LAW GROUP
 20700 West Dixie Highway
 Aventura, Florida 33180

AFTER RECORDING RETURN TO:

Arazoza & Fernandez-Fraga P.A.
 2100 Salzedo Street, Suite 300
 Coral Gables, Florida 33134

WARRANTY DEED

THIS INDENTURE is made this 7th day of May 2018, by **Canterbury LLC**, a Delaware limited liability company ("Grantor") whose mailing address is 245 E 93rd Street, Unit 29E, New York, NY 10128-3961, in favor of **Geneva Investments Group LLC**, a Florida limited liability company ("Grantee"), whose post office address is 2100 Salzedo Street, Suite 201, Coral Gables, FL 33134.

NOW THEREFORE, Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and sold to Grantee, all of Grantor's right, title and interest in and to the real property situated in **Miami-Dade County, Florida**, more particularly described as follows (the "Property"):

Condominium Unit No. 1101 of GABLES LAROC, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 13806, Page 3696, and all exhibits and amendments thereof, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 0341170330100

a/k/a 441 Valencia Avenue, Unit 1101, Coral Gables, FL 33134-5794

SUBJECT TO:

1. Taxes for the year 2018 and all taxes and assessments assessed subsequent to the date hereof;
2. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions, reservations, covenants, conditions, limitations, rights-of-way and easements of record, if any, but this provision shall not act to re-impose the same.
4. Terms and provisions of the Declaration of Condominium of GABLES LAROC, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 13806, Page 3696, and all exhibits and amendments thereof, of the Public Records of Miami-Dade County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining to the Property.

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

AND Grantor hereby covenants Grantor has good right and lawful authority to sell and convey the Property and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

AND the benefits and obligations hereunder shall inure to and be binding upon the heirs, personal representatives, successors and assigns of the respective parties, hereto.

DoubleTime®

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

WITNESSES:

Canterbury LLC, a Delaware limited liability company

Witness Signature: [Signature]
Printed Name: Liliana Ferraudi

By: [Signature]
Breno Cunha - Manager

Witness Signature: [Signature]
Printed Name: CARLOS PARDO

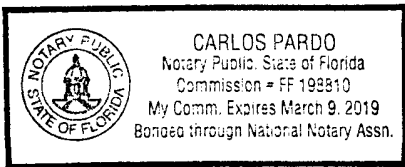
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me this 7th day of May 2018 by Breno Cunha, as Manager of Canterbury LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me, OR produced a BRAZILIAN PASSPORT as identification.

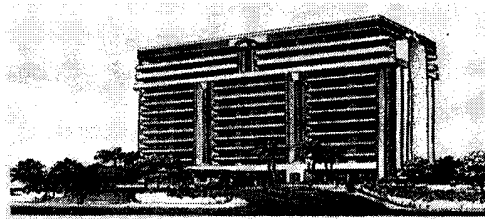
My Commission Expires:

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

Printed Name: _____



(SEAL)



GABLES LAROC CONDOMINIUM ASSOCIATION, INC.
441 Valencia Avenue, Coral Gables FL 33134

Re: 441 Valencia Avenue, Coral Gables FL 33134
Unit 1101

May 16, 2018

To whom it may concern:

The Gables Laroc Condominium Association, Inc. understands that Canterbury Corp LLC, the current owner of unit 1101, 441 Valencia Avenue, Coral Gables FL 33134, has received an offer to purchase that unit for \$780,000 from Mr. Alavaro Quintana Diaz and Assigns, 8306 Mills Dr, #340, Miami FL 33183.

The Association will not be exercising its right of first refusal in respect of this sale. No further approval of this waiver is required.

Yours truly,



Elaine Sternberg, President
On behalf of the
Gables Laroc Condominium Association, Inc.