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 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 Adelaida Fernandez-Fraga
 Attorney at Law
 Arazoza & Fernandez-Fraga, P.A.
 2100 Salzedo Street Suite 300
 Coral Gables, FL 33134
 305-444-6226
 File Number: 18-0124 Quintan
 Will Call No.:

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Warranty Deed

This Warranty Deed made this 14th day of February, 2018 between Rebecca Leibert, a single woman whose post office address is 6715 SW 35 Way, Gainesville, FL 32608, grantor, and Leysin Investments Group LLC, a Florida Limited Liability Company whose post office address is 402100 Salzedo Street Suite 300, Coral Gables, Miami, FL 33173, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lot 2, Block 24, KINGS COURT WEST, according to the plat thereof as recorded in Plat Book 113, Page 7, Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 30-4031-016-1220

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any without the intent to reimpose same, all applicable zoning ordinances, and taxes for the current year and all subsequent years.

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 grantor hereby covenants with said grantee 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; that the grantor hereby fully warrants 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, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

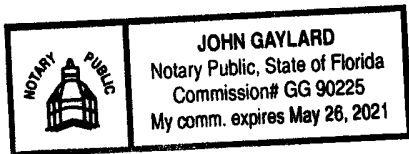
John R. McPherson
Witness Name: John R. McPherson
John Gaylard
Witness Name: John Gaylard

Rebecca Leibert (Seal)
Rebecca Leibert

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of February, 2018 by Rebecca Leibert, a single woman, who is personally known or has produced a driver's license as identification.

[Notary Seal]



John Gaylard
Notary Public
Printed Name: John Gaylard
My Commission Expires: 05-26-2021

KINGS COURT
HOMEOWNERS ASSOCIATION, INC.

8600 S.W. 113 PLACE, MIAMI, FL 33173

Office: 305-274-8608

Email: dagmarakingscourt@yahoo.com

Fax: 305-274-2834

CERTIFICATE OF APPROVAL

Date Approved: February 12, 2018
Buyer(s): **Leysin Investments Group LLC**
Seller(s): Rebecca Leibert
(according to our records)
Account: # KH-242
Address: 8563 S.W. 115th Court, Miami, FL 33173

Welcome to Kings Court!

This is to certify that **Leysin Investments Group LLC** have/has been approved to purchase the above referenced unit. ***If buyer(s) is/are a Business entity, as such, must assign one (1) individual named as owner of the property to vote on Kings Court business such as future Director elections, special assessments, etc. as required by the Florida State Statutes. We need the following: Copy of the Warranty Deed; notarized document affiliating you with the corporation and Documentation assigning you by the corporation to sign/vote on their behalf.***

The Buyer(s) agree(s) to abide by the Rules and Regulations of the Association as well as the Association's Documents, in every regard while owners/residents in Kings Court.

As stated in the Application for Sale or Transfer, sellers shall provide the purchaser with copy of Kings Court Homeowners Association Rules and Regulations, copy of the Covenants and Restrictions (documents, articles, and bylaws) as well as any gate access cards, tennis/clubhouse keys. Failure to receive from the seller, the association may provide it at additional costs. Please contact our office should you need to purchase any cards and/or documents.

Buyer(s) were advised of the new rule that became effective September 1, 2012:

No owner may lease or rent his/her/its property/unit until he/she/it shall have been the owner of record of the property/unit for at least one (1) year. For purposes of this provision, any "guest", "friend", or "invitee" residing in the unit for more than sixty (60) days shall be considered a renter by the Association. The Homeowner shall therefore be in violation, and the occupant will be required to forthwith vacate the premises or be subject to eviction.

After the expiration of one (1) year, an owner may lease or rent his/her/its townhouse unit in accordance with and subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Kings Court, the By Laws of Kings Court Homeowners Association, Inc. and the Association's leasing policy dated April 22, 1983, as amended.

An Estoppel Letter must be requested (if not already done). Please contact Padron & Montoro (accountants) at (305) 253-2000 or fax request at (305) 253-0832. Please be reminded that there is a fee for this service.

A fully executed copy of the warranty deed and/or closing statement must be provided upon closing to our office.

If you have any questions or need assistance, please feel free to call our office.

Sincerely,


Dagmara Rodriguez
Community Association Manager on Behalf of the Board of Directors