

QUIT-CLAIM DEED

This instrument prepared by:
Serber & Associates, P.A., MARIA MARTA CALDERON, ESQ.
2875 N.E. 191st Street, Suite 801
Aventura, Florida 33160
Identification (Folio) Number(s): 28-1235-025-0140

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE, made this 6 day of August, A.D. 2013 BETWEEN DAVID DANIEL KABBAZ AND VICTORIA ZAGA DE DANIEL KABBAZ, his wife whose post office address is 19500 Turnberry Way Unit 17-A, North Miami Beach, FL 33180 (party of the first part), and PARALELO HOLDING LTD, a British Virgin Island company whose post office address is 19500 Turnberry Way Unit 17-A, North Miami Beach, FL 33180 (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said party of the second part, its heirs, successors, and assigns forever, all of the right, title, interest, claim and demand which the said party of the first part have in and to the following described land, situate, and being in the County of Miami-Dade, State of Florida, to-wit:

Unit 17A in MARINA TOWERS, a Condominium, according to the Declaration of Condominium thereof recorded on October 20, 1982, in Official Records Book 11590, at Page 826 of the Public Records of Miami Dade County, Florida; as amended from time to time, together with an undivided interest in the common elements appurtenant thereto set forth in said Declaration.

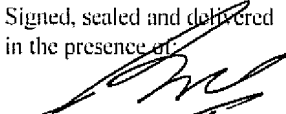
Subject to easements, restrictions, limitations and conditions of record and subject to taxes and assessments for the year 2013 and subsequent years. Subject to applicable laws, zoning regulations and ordinances affecting the subject real estate without the intent to reimpose same. Subject to the Declaration of Condominium of MARINA TOWERS and all amendments thereto.


To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or in equity, to the only proper use, benefit and behoof of the second party forever.

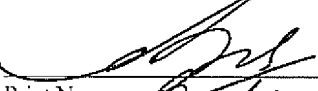
* This Quit Claim Deed has been prepared without reviewing title.

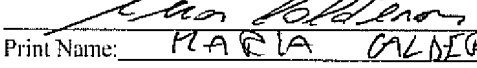
IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year (first) above written.

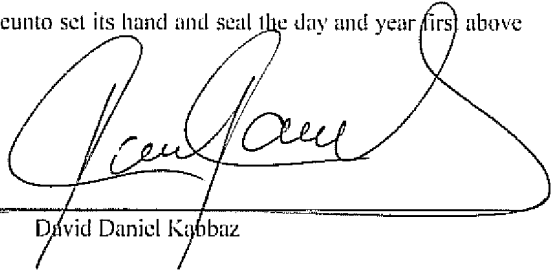
Signed, sealed and delivered
in the presence of:

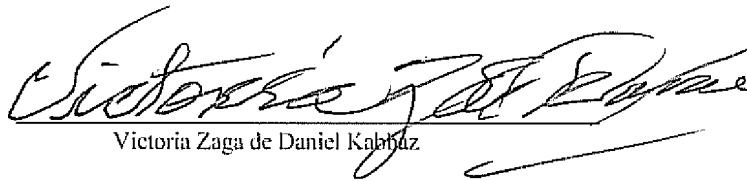

Print Name: Barbara Lopez


Print Name: MARIA CALDERON


Print Name: Barbara Lopez


Print Name: MARIA CALDERON

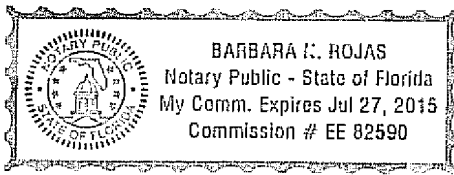

David Daniel Kabbaz


Victoria Zaga de Daniel Kabbaz

STATE OF FLORIDA)
 :
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared David Daniel Kabbaz and Victoria Zaga de Daniel Kabbaz, who are personally known to me to be the persons described in and who have executed the foregoing instrument or who has produced *D. J. Licorse* as identification and who swore and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 06 day of August, A.D. 2013.



[Signature]
NOTARY PUBLIC, State of Florida
Print Name: _____
My Commission Expires: _____

WAIVER OF RIGHT OF FIRST REFUSAL

RE: 17-A DANIEL SALE TO PARALELO HOLDINGS LTD.

DATE: FEBRUARY 10, 2014

Pursuant to Paragraph 18.5 of the Declaration of Condominium of Marina Tower, a Condominium, more specifically regarding the SALE of UNIT 17-A of Marina Tower, a Condominium, Marina Tower of Turnberry Isle Condominium Association, Inc. through its Board of Directors, at a duly called meeting, hereby waives their right of first refusal.

MARINA TOWER OF TURNBERRY ISLE
CONDOMINIUM ASSOICATION, INC.

By: *Fredley Berman*
FREDLEY BERMAN
TREASURER

STATE OF FLORIDA

ss:

COUNTY OF MIAMI DADE

I, an officer duly authorized to take acknowledgments according to the laws of the State of Florida, duly acting and qualified, hereby certify that FREDLEY BERMAN as TREASURER of MARINA TOWER OF TURNBERRY ISLE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, to me personally known, this day acknowledged before me that he executed the foregoing Waiver of Right of First Refusal as such officer of said corporation by order of the Board of Directors of said corporation, and they certify that I know the said persons making the acknowledgment to be the individual described in and who executed the said Waiver of Right of First Refusal.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Miami, Dade County, Florida, this 10TH, DAY OF FEBRUARY, 2014.

My commission expires:
COMMISSION # DD986300
EXPIRES: APR. 27, 2014
www.AARONNOTARY.com



Avril M. Hayes
NOTARY PUBLIC, State of Florida
AVRIL M. HAYES

THIS APPROVAL IS GIVEN WITH THE UNDERSTANDING THERE ARE NO ASSIGNED VALET PARKING SPACES.