

CFN 2014R0223112

OR Bk 29085 Pss 2165 - 2167; (3pss)

RECORDED 03/27/2014 14:44:55

DEED DOC TAX 0.60

HARVEY RUVIN, CLERK OF COURT

MIANI-DADE COUNTY, FLORIDA

This instrument was prepared by:

Theodore M. Goldberg, Esq. 3250 Mary Street Suite 303 Coconut Grove, Florida 33133

Return to:

Same address

Folio No: 28-2210-084-0730

(Space Reserved for Clerk of the Court)

STATUTORY WARRANTY DEED

THIS INDENTURE, made as of this ______ day of ______ 4 2014 2014, between FEDERICO FERNANDEZ, a married man, joined by MARIBEL SALAZAR, his wife, having an address at 7000 Island Blvd, Unit 2802, Sunny Isles, FL 33160-2475 hereinafter called the Grantor, to VORSTELLUNG MANAGEMENT, LLC, a Delaware limited liability company, having an address at: 1633 Babcock Rd., PMB 421, San Antonio, Texas 78229, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described land, to wit:

Condominium Unit 2802 in 7000 ISLAND BLVD WILLIAMS ISLAND, a Condominium, according to the Declaration of Condominium thereof, as recorded August 11, 1998, in Official Records Book 18228, at Page 2119, of the Public Records of Miami-Dade County, Florida, together with an undivided interest in the common elements appurtenant thereto, as amended and/or supplemented from time to time.

SUBJECT TO: Taxes for 2014 and subsequent years;

SUBJECT TO: Conditions, restrictions, limitations and easements of record, if any, without the intention of reimposing same.

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, successors and assigns the same in fee simple forever.

AND the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

This property is not now, nor has it ever been, the residence of the Grantor or any member of Grantor's family and therefore is not homestead property according to Florida law.

Print Name: 700 Island Blvd, Unit 2802, Sunny Isles, FL 33160-2475 Print Name: Cristina Macias	
STATE OF FLORIDA) SS: United Mexican States Federal District City of México Embassy of the United States of America United Mexican States Federal District City of México Embassy of the United States of America	
I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared FEDERICO FERNANDEZ who is personally known to me or who produced a mexican as identification and executed the foregoing instrument.	
WITNESS my hand and official seal in the State and County last aforesaid this day of	

PRESIDENTIAL COMMISSIONS ARE PERMANENT

Signed, scaled and delivered in the preference of: Print Name: Mris Edward Print Name: Print Name: Horsman	MARIBEL SALAZAR 7000 Island Blvd, Unit 2802, Sunny Isles, FL 33160-2475
STATE OF FLORIDA)) SS: COUNTY OF MIAMI-DADE)	
acknowledgments in the State and County SALAZAR who is personally known to me or identification and executed the foregoing instrur	
WITNESS my hand and official seal in t day of February 2014.	the State and County last aforesaid this 14
Print Name: Notary Public, State of Florida	,
TUPODORE M. GOLDBERG TUPODORE M. GOLDBERG	THEODORE M. GOLDBERG MY COMMISSION # FF042035 EXPIRES: Outbur 04, 2017