



CFN 2003R0494360
OR Bk 21441 Pgs 1431 - 1433 (3pgs)
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DEED DOC TAX 4,575.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
Leslie Alan Rozencwaig, Esq.
Leslie Alan Rozencwaig, P.A.
1 S.E. 3rd Avenue, Suite 960
Miami, Florida 33131

Property I.D. No.: 28-2210-084-0730

WARRANTY DEED ** and MARIBEL SALAZAR, his wife

THIS WARRANTY DEED, made this 18th day of JUNE, 2003, by LESLIE ALAN ROZENCWAIG, as Attorney-in-Fact for UNICORN WORLDWIDE VENTURES, LIMITED, a British Virgin Islands corporation, with a mailing address of 90 Leslie Alan Rozencwaig, 1 SE Third Avenue Suite 960 Miami, FL 33131 ("Grantor"), and FEDERICO FERNANDEZ, a married man, with a mailing address of B. Durazo #187 So. 10th - P.O. Box 1000 - B. de la Loma, C.P. 11700 Mexico D.F. Mexico ("Grantee").

*Grantor and Grantee are used for singular or plural, as context requires.

WITNESSETH: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the land, situate, lying and being in Miami-Dade County, Florida, to-wit:

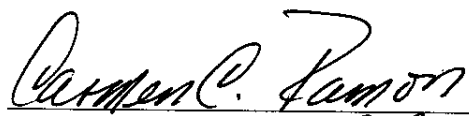
Unit No. 2802 in 7000 ISLAND BOULEVARD WILLIAMS ISLAND, a Condominium, according to the Declaration of Condominium thereof, as recorded August 11, 1998, in Official Records Book 18228, Page 2119, of the Public Records of Miami-Dade County, Florida.

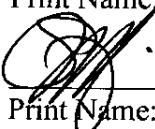
Subject to:

1. Taxes for the year 2003 and subsequent years.
2. Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.
3. Public utility easements of record.
4. All matters set forth in the above-described Declaration of Condominium, as amended from time to time.

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, Grantor, through its officer, has hereunto set its hand and seal the day first above written.


Print Name: CARMEN C. RAMON


Print Name: SUSANA J. GARCIA

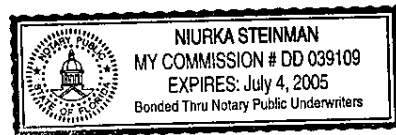
UNICORN WORLDWIDE VENTURES,
LIMITED

By: 
LESLIE ALAN ROZENCWAIG
Attorney-in-Fact

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

The foregoing Warranty Deed was acknowledged before me this 18th day of June, 2003, by LESLIE ALAN ROZENCWAIG, as Attorney-in-Fact for UNICORN WORLDWIDE VENTURES, LIMITED, on behalf of the Corporation, (who is personally known to me) or who has produced a Florida Driver's License No. _____ as identification.

Heiska Steiman
Notary Public, State of Florida



VILLA MARINA

7000 ISLAND BOULEVARD
AVENTURA, FLORIDA 33160

CERTIFICATE OF RELEASE OF RIGHT OF FIRST REFUSAL

THIS CERTIFICATE is given this 23^d day of May, 20 03, by 7000 ISLAND BOULEVARD CONDOMINIUM ASSOCIATION, INC., a Florida corporation, not-for-profit (the "Association") in regard to the following transaction:

OWNER Unicorn Worldwide Ventures, Ltd.
PURCHASER Federico Carlos Fernandez Senderos
PURCHASER'S ADDRESS Av. Club de Golf Este No. 80, Edif. B, Depto. 12
Fraccionamiento Club de Golf Lomas Country
Huixquilucan, Estado De Mexico 52760

SUBJECT UNIT Unit 2802 of 7000 ISLAND BOULEVARD WILLIAMS ISLAND, A CONDOMINIUM, according to the Declaration thereof, as recorded August 11, 1998 Clerks File No. 98-R 394889 of the Public Records of Dade County, Florida.

WITNESSETH

- A. Owner has requested the Association to release its right of first refusal as to the above-described transaction.
- B. Owner has complied with Section 18 of the Declaration of same as it pertains to this transaction.
- C. Association has elected to release its right of first refusal.

NOW, THEREFORE, in consideration of the representations of the Owner and Purchaser and the powers vested in the Association by the Declaration, the Association hereby declares:

1. The Association's right of first refusal contained in Section 18 of the Declaration, as to the above-referred transaction, has been and by this Certificate is hereby released and the right of the Association set forth in said Section 18 has terminated.
2. This Certificate of Release shall apply to the above-referenced transaction and to no other.
3. This Certificate shall be valid for only a period of sixty (60) days from the date hereof unless first recorded in Public Records of Dade County, Florida.
4. In accordance with Section 18 of the Declaration, this Certificate shall further serve as a covenant and agreement by the Association to Owner and Purchaser that the Developer has waived its right of first refusal as to the above-described sale.
5. All notices to Purchaser from the Association will be mailed to or given at, as appropriate, the address shown heron until written notice of a change of address is received by the Association from the purchaser.

IN WITNESS WHEREOF, the Association has caused this Certificate to be executed and issued by its duly authorized officer on the day and year first above-written.

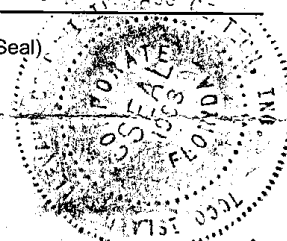
Witnessed by:

Evelyn Vargas
Name: EVELYN VARGAS
Leila Maiza
Name: LEILA MAIZA

7000 ISLAND BOULEVARD CONDOMINIUM ASSOCIATION, INC.

By:

Sidney Glass
(Corporate Seal)



STATE OF FLORIDA }
COUNTY OF DADE } SS

The foregoing instrument was acknowledged before me this 23 day of May, 2003 by Sidney Glass, Director of 7000 ISLAND BOULEVARD CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation. He is personally known to me or has produced identification and did/did not take an oath.

Name: Patricia Pisano
Notary Public, State of Florida at Large

My Commission Expires: _____

Commission Number DD125312
Patricia Pisano
Expires July 18, 2006
Bonded Thru
Atlantic Bonding Co., Inc.