

This Instrument Prepared by:

Harvey Mattel, Esquire  
1314 SE 2<sup>nd</sup> Avenue  
Fort Lauderdale, Florida 33316  
954.763.5095-telephone

Record and Return to:

Jennifer C. Ruz, Esquire  
Ruz & Ruz PL  
7355 SW 87th Avenue  
Suite 200  
Miami, Florida 33173  
305.921.9326-telephone

FOLIO NUMBER: 24-5204-002-0090

Grantor SS:

Grantee SS:

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, is made this 18 day of June 2019, by and between **Phillip Caprio Jr. and Gisela Caprio, husband and wife**, party of the first part, and **Resort Villa 307 LLC, a Florida limited liability company**, party of the second part, whose post office address is 1155 Brickell Bay Drive, Apartment 3111, Miami, Florida 33131:

(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, wherever the contest so admits or requires.)

**WITNESSETH**, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to wit:

**See Exhibit "A" attached hereto.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

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

Signed, sealed and delivered in the presence of:

[Signature]  
Witness

Oscar Fister  
Print Name of Witness

[Signature]  
Witness

Jennifer R. Singer  
Print Name of Witness

[Signature]  
Witness

Oscar Fister  
Print Name of Witness

[Signature]  
Witness

[Signature]  
Print Name of Witness

[Signature] attorney in fact  
for Phillip Caprio Jr.

[Signature] attorney in fact  
for Gisela Caprio

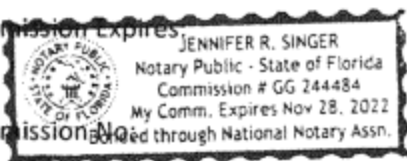
STATE OF FLORIDA  
COUNTY OF Broward

I hereby certify that the foregoing instrument was acknowledged before me this 18 day of June 2019, by Phillip Caprio Jr., who is personally known to me or have produced identification as shown below.

*Harvey Mattel, attorney in fact for*

Sworn to and subscribed before me on the day and year above written.

My Commission Expires



My Commission Banded through National Notary Assn.

*Jennifer R. Singer*  
\_\_\_\_\_  
Notary Public

*Jennifer R. Singer*  
\_\_\_\_\_  
Print Name of Notary Public

Notary check one:

- Person or Persons signing document personally known to me.
- Person or Persons signing document provided the following form of identification:  
Type: \_\_\_\_\_  
Serial No: \_\_\_\_\_

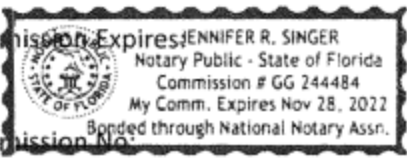
STATE OF FLORIDA  
COUNTY OF Broward

I hereby certify that the foregoing instrument was acknowledged before me this 18 day of June 2019, Gisela Caprio, who is personally known to me or have produced identification as shown below.

*by Harvey Mattel, attorney in fact for*

Sworn to and subscribed before me on the day and year above written.

My Commission Expires



My Commission Banded through National Notary Assn.

*Jennifer R. Singer*  
\_\_\_\_\_  
Notary Public

*Jennifer R. Singer*  
\_\_\_\_\_  
Print Name of Notary Public

Notary check one:

- Person or Persons signing document personally known to me.
- Person or Persons signing document provided the following form of identification:  
Type: \_\_\_\_\_  
Serial No: \_\_\_\_\_

**Exhibit "A"****Legal Description**

Cabana 606

A portion of Tract "G", of FIRST ADDITION TO BISCAYNE KEY ESTATES, according to the plat thereof, as recorded in Plat Book 53, Page 19, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the Southwest corner of Tract "F" of said Plat of FIRST ADDITION TO BISCAYNE KEY ESTATES; thence N 89°25'00" E along the South line of said Tract "F" also being the centerline of Sea View Drive and along the South line of said Tract "G" for 1,582.75 feet; thence departing said South line of Tract "G", N 00°35'00" W at right angles to the previously described course for 735.96 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence N 01°26'33" W for 12.59 feet; thence N 88°50'28" E for 23.50 feet; thence S 06°14'02" E for 0.23 feet; thence N 86°42'28" E for 0.77 feet; thence N 03°18'56" W for 0.41 feet; thence N 87°22'52" E for 6.25 feet; thence N 02°37'08" W for 0.32 feet; thence N 86°30'46" E for 2.88 feet; thence S 03°29'14" E for 13.35 feet; thence S 86°30'46" W for 2.91 feet; thence N 02°39'42" W for 0.32 feet; thence S 87°20'18" W for 6.24 feet; thence N 02°28'58" W for 0.36 feet; thence S 87°19'02" W for 0.78 feet; thence S 03°29'21" E for 0.43 feet; thence S 88°50'28" W for 23.95 feet to the POINT OF BEGINNING.



**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS**

That **PHILLIP CAPRIO, JR.** has made, constituted and appointed, and by these presents do make, constitute and appoint, **HARVEY MATTEL OR JENNIFER SINGER** true and lawful attorney for him, and in his name, place and stead, to execute Quit Claim Deed, Owner's Affidavit, Assignment and Assumption of Cabana Lease, Closing Statement, and any other documents of any kind or nature required, as may be necessary to consummate the Assignment and Assumption of Cabana Lease to Resort Villa 307 LLC, a Florida limited liability company, located at 797 Crandon Boulevard, Cabana 606, Key Biscayne, Florida 33149, having a legal description of:

**Cabana No. 606:**

A portion of Tract "G" of **FIRST ADDITION TO BISCAYNE KEY ESTATES**, according to the Plat thereof, as recorded in Plat Book 53, Page 19, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the Southwest corner of Tract "F" of said Plat of **FIRST ADDITION TO BISCAYNE KEY ESTATES**; thence **N 89°25 '00" E** along the South line of said Tract "F" also being the centerline of Sea View Drive and along the South line of said Tract "G" for 1,582.75 feet; thence departing said South line of Tract "G", **N 00°35 '00" W** at right angles to the previously described course for 735.96 feet to the **POINT OF BEGINNING** of the hereinafter described parcel of land; thence **N 01°26'33" W** for 12.59 feet; thence **N 88°50'28" E** for 23.50 feet; thence **S 06°14'02" E** for 0.23 feet; thence **N 86°42'28" E** for 0.77 feet; thence **N 03°18'56" W** for 0.41 feet; thence **N 87°22'52" E** for 6.25 feet; thence **N 02°37'08" W** for 0.32 feet; thence **N 86°30'46" E** for 2.88 feet; thence **S 03°29'14" E** for 13.35 feet; thence **S 86°30'46" W** for 2.91 feet; thence **N 02°39'42" W** for 0.32 feet; thence **S 87°20'18" W** for 6.24 feet; thence **N 02°28'58" W** for 0.36 feet; thence **S 87°19'02" W** for 0.78 feet; thence **S 03°29'21" E** for 0.43 feet; thence **S 88°50'28" W** for 23.95 feet to the **POINT OF BEGINNING**.

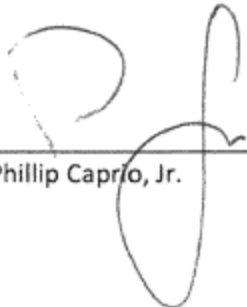
giving and granting unto **HARVEY MATTEL OR JENNIFER SINGER**, said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as he might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that **HARVEY MATTEL OR JENNIFER SINGER**, said attorney or their substitute shall lawfully do or cause to be done by virtue hereof.

**IN WITNESS WHEREOF**, we have hereunto set our hand and seal this 1 day of Jun, 2019.

SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE:

Mark W. Baxter  
Witness

Mark Baxter  
Print Name of Witness

  
\_\_\_\_\_  
Phillip Caprio, Jr.

[Signature]  
Witness

Yaderkys Sarabia  
Print Name of Witness

STATE OF FLORIDA  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 1 day of Jun, 2019, by Phillip Caprio, Jr. who is personally known to me or who has produced identification as shown below.

My Commission Expires: 05/28/2023  
My Commission No: GG139461

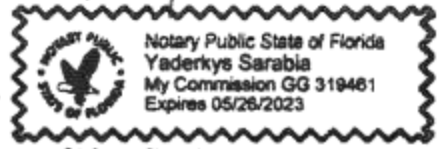
[Signature]  
Notary Public  
Yaderkys Sarabia  
Print Name of Notary Public

Notary check one:

Person or Persons signing document personally known to me.

Person or Persons signing document provided the following form of identification:

Type: Driver's license  
Serial No: C1606797302150



**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS**

That **GISELA CAPRIO** has made, constituted and appointed, and by these presents do make, constitute and appoint, **HARVEY MATTEL OR JENNIFER SINGER** true and lawful attorney for her, and in her name, place and stead, to execute a Quit Claim Deed, Owner's Affidavit, Assignment and Assumption of Cabana Lease, Closing Statement, and any other documents of any kind or nature required, as may be necessary to consummate the Assignment and Assumption of Cabana Lease to Resort Villa 307 LLC, a Florida limited liability company, located at 797 Crandon Boulevard, Cabana 606, Key Biscayne, Florida 33149, having a legal description of:

**Cabana No. 606:**

**A portion of Tract "G" of FIRST ADDITION TO BISCAYNE KEY ESTATES, according to the Plat thereof, as recorded in Plat Book 53, Page 19, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:**

Commence at the Southwest corner of Tract "F" of said Plat of FIRST ADDITION TO BISCAYNE KEY ESTATES; thence N 89°25 '00" E along the South line of said Tract "F" also being the centerline of Sea View Drive and along the South line of said Tract "G" for 1,582.75 feet; thence departing said South line of Tract "G", N 00°35 '00" W at right angles to the previously described course for 735.96 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence N 01°26'33" W for 12.59 feet; thence N 88°50'28" E for 23.50 feet; thence S 06°14'02" E for 0.23 feet; thence N 86°42'28" E for 0.77 feet; thence N 03°18'56" W for 0.41 feet; thence N 87°22'52" E for 6.25 feet; thence N 02°37'08" W for 0.32 feet; thence N 86°30'46"E for 2.88 feet; thence S 03°29'14" E for 13.35 feet; thence S 86°30'46" W for 2.91 feet; thence N 02°39'42" W for 0.32 feet; thence S 87°20'18" W for 6.24 feet; thence N 02°28'58" W for 0.36 feet; thence S 87°19'02" W for 0.78 feet; thence S 03°29'21" E for 0.43 feet; thence S 88°50'28" W for 23.95 feet to the POINT OF BEGINNING.

giving and granting unto **HARVEY MATTEL OR JENNIFER SINGER**, said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as he might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that **HARVEY MATTEL OR JENNIFER SINGER**, said attorney or their substitute shall lawfully do or cause to be done by virtue hereof.

**IN WITNESS WHEREOF**, we have hereunto set our hand and seal this 1 day of Jun, 2019.

SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE:

Mark Baxter  
Witness

Gisela Caprio  
Gisela Caprio

Mark Baxter  
Print Name of Witness

[Signature]  
Witness  
Yaderkys Sarabia  
Print Name of Witness

STATE OF FLORIDA  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 1 day of Jun, 2019, by Gisela Caprio who is personally known to me or who has produced identification as shown below.

My Commission Expires:

My Commission No. GG 319461

Notary check one:

- Person or Persons signing document personally known to me.
- Person or Persons signing document provided the following form of identification:

Type: Driver license  
Serial No: C160 289756240

[Signature]  
Notary Public  
Yaderkys Sarabia  
Print Name of Notary Public

