

Prepared by and return to:

Lisette Pie Salazar
Attorney at Law
Lisette Pie Salazar, P.A.
200 Crandon Blvd., Suite 311
Key Biscayne, FL 33149
305-361-6161
File Number: Warstein to Res
Will Call No.:

Parcel Identification No. 24-5205-056-0300

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15 day of May, 2019 between Warstein Investment SA, a Panamanian corporation whose post office address is 455 Grand Bay Drive, Suite 774, Key Biscayne, FL 33149 of the County of Miami-Dade, State of Florida, grantor*, and Resort Villa 307 LLC, a Florida limited liability company whose post office address is 1155 Brickell Bay Dr. #3111, Miami, FL 33131 of the County of Miami-Dade, State of Florida, grantee*,

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:

Condominium Parcel 307, of RESORT VILLA ONE, A CONDOMINIUM, according to the Declaration of Condominium thereof, dated July 1, 1998, filed of record July 1, 1998, in Official Records Book 18170, Page 3401, of the Public Records of Miami Dade County, Florida, and all amendments thereto.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Lisette Salazar

[Signature]
Witness Name: Silvia Pile

Warstein Investment SA, a Panamanian corporation

By: [Signature]
Christian R. Schneider, President

(Corporate Seal)

State of Florida
County of Miami Dade

The foregoing instrument was acknowledged before me this 10th day of May, 2019 by Christian R. Schneider, President of Warstein Investment SA, a Panamanian corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____





THE OCEAN CLUB

Key Biscayne

Certificate of Sale Approval

Resort Villa Condominium Association, Inc. ("Association"), a Florida corporation, does hereby certify that the **SALE** of Condominium Unit Number 307 in the Resort Villa One Building, 707 Crandon Boulevard, Key Biscayne Florida, by Christian R. Schneider (Warstein Investment S.A., a Panamanian Corporation) ("**Seller**"); Angela Ruiz., (Resort Villa 307 LLC) ("**Buyer**") has been approved by the Association pursuant to the Declaration of Condominium for Resort Villa One, a Condominium, Article 11, Section 11.1, Official Records.

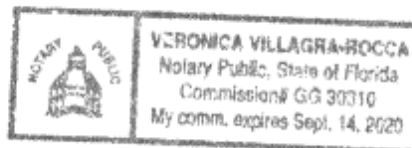
Dated: May 15th, 2019

Ana Maria Alvarez
Resort Villa Condominium Association, Inc.

STATE OF FLORIDA A 416-013-68-679-0
 COUNTY OF DADE

The foregoing instrument was signed, acknowledged, and executed before me this 15th day of May, 2019 by Ana Maria Alvarez on behalf of the Resort Villa Condominium Association, Inc. She is personally known to me or has produced a government issued identification document.

Notary Public



Resort Villa Condominium Association, Inc., 703 Crandon Boulevard, Key Biscayne, Florida 33149
 (305) 365-6085 ~ ResortVillas@Bellsouth.net