

This instrument prepared by, or under the supervision of (and after recording, return to):

Gary A. Saul, Esq.
Greenberg Traurig, P.A.
333 Avenue Of The Americas (333 S.E. 2nd Avenue)
Miami, FL 33131

(Reserved for Clerk of Court)

Property Appraiser's Parcel ID No. 12-2226-050-2360

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 6 day of FEBRUARY, 2017 by **CONSULTATIO BAL HARBOUR, LLC**, a Florida limited liability company, Grantor, whose office address is at 1395 Brickell Avenue, Suite 950, Miami, Florida 33131, to **Oceana Apartments, Inc.**, a Delaware corporation, Grantee, whose mailing address is 10201 Collins Avenue, No. 2702, Bal Harbour, Florida 33154. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situate and being in Miami-Dade County, Florida (the "Property"):

Condominium Parcel No. PH 2702 South of **OCEANA BAL HARBOUR CONDOMINIUM**, according to the Declaration thereof, recorded November 12, 2013 in Official Records Book 28907, Page 932, as amended by instrument recorded in Official Records Book 28937, Page 3832 and by instrument recorded in Official Records Book 30312, Page 332, all of the Public Records of Miami-Dade County, Florida, as amended and/or supplemented from time to time, together with an undivided interest in the common elements appurtenant thereto.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: taxes and assessments for 2017 and all subsequent years; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; conditions, restrictions, reservations, limitations and easements of


record, if any, but this reference shall not operate to reimpose same; and restrictions, conditions, covenants, liens, terms and limitations set forth in the Declaration of Condominium referenced above and all exhibits thereto.


GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor. Grantee, by acceptance and recordation of this Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the Declaration of Condominium described above and all amendments and/or supplements thereto.


IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

CONSULTATIO BAL HARBOUR, LLC, a
Florida limited liability company


Name: Livia Delgado


By: 
Name: Marcos Corti-Maderna
Title: Manager


Name: Linda Montane

[CORPORATE SEAL]

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

The foregoing instrument was acknowledged before me this 6 day of February, 2017 by Marcos Corti-Maderna, as Manager of CONSULTATIO BAL HARBOUR, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or produced _____ as identification.


Name: Milagros D. Rodriguez

Notary Public, State of Florida
Commission No. FF138733

My commission expires:

