

THIS INSTRUMENT WAS PREPARED BY:
JOSEPH M. WEHBY, ESQUIRE
FONTAINEBLEAU EXECUTIVE PLAZA
8370 WEST FLAGLER STREET, SUITE 250
MIAMI, FLORIDA 33144
TELEPHONE NO.: (305) 554-5300



CFN 20170143526
OR BK 30456 Pgs 458-459 (2Pgs)
RECORDED 03/14/2017 15:14:05
DEED DOC TAX \$1,560.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Parcel Identification Number: 01-3231-063-0450

WARRANTY DEED

THIS INDENTURE is by and between **SFL PROPS LLC, a Florida Limited Liability Company**, whose post office address is 510 N.W. 84th Avenue, No. 436, Plantation, FL 33324, of the County of Miami-Dade, State of Florida, Grantor* and **STEPHANIE PADRO, a single person**, whose post office address is 1800 N. Bayshore Drive, Unit 1602, Miami, FL 33132 of the County of Miami-Dade, State of Florida, Grantee*

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN 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:

Unit 1602, of 1800 Club, a Condominium, according to the Declaration of Condominium thereof, as recorded November 21, 2007, in Official Records Book 26060, at Page 2296, 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.

Subject, however, to the following:

- 1. Taxes for the current and subsequent years, zoning ordinances and restrictions, limitations and easements, if any, of record which are not hereby intended to be reimposed.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor does hereby fully warrant the title to said real property and will defend the same against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal this 22nd day of February, 2017.

Signed, sealed and delivered in our presence:

JOSEPH M. WEHBY
(PRINT OR TYPE NAME OF WITNESS)

SFL PROPS LLC, a Florida Limited Liability Company

BY:
CARLOS CORTEZ Authorized Member (SEAL)

Alicia Fayz
(PRINT OR TYPE NAME OF WITNESS)

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

The foregoing instrument was acknowledged before me by **CARLOS CORTEZ, Authorized Member of SFL PROPS LLC, a Florida Limited Liability Company** personally known to me or who produced ARGENTINE PASSPORT as identification.

WITNESS my hand and official seal in the State and County last aforesaid this 22nd day of February, 2017.

My Commission Expires:

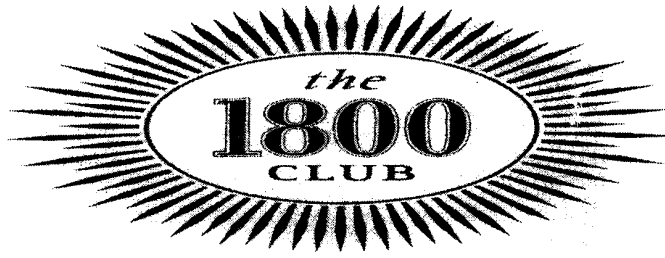


Notary Public, State of Florida

My Commission Number

(PRINT OR TYPE NAME OF NOTARY)

2



CERTIFICATE OF APPROVAL OF SALE

Condominium Unit 1602, of THE 1800 CLUB CONDOMINIUM ASSOCIATION, INC., a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 26060, at Page 47 in the Public Records of Miami-Dade County, Florida.

At the request of the present owner, the undersigned officer of THE 1800 CLUB CONDOMINIUM ASSOCIATION, INC., operating the above described condominium, hereby certifies as follows:

Stephanie Padro, as purchasers have been duly approved by the undersigned condominium association, pursuant to the provisions of the above described Declaration of Condominiums and the Association waives its right of first refusal.

This approval may not be construed as the Association's endorsement or approval of any of the terms and conditions of the purchase agreement or any related documents executed by and between buyer and seller and their respective lenders. Nothing contained in said documents may override the governing documents of the Association.

This approval is subject to the payment in full of outstanding association dues as will be stated in our estoppel letter which will be sent to your closing agent prior to closing.

Dated this 06th day of February, 2017.

THE 1800 CLUB CONDOMINIUM ASSOCIATION, INC.



For the Board of Directors
Aslan Palachi