



**IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA**

CFN 2017R0544554
OR BK 30697 Pg 4482 (1Pgs)
RECORDED 09/28/2017 10:47:25
DEED DOC TAX \$240,000.00
SURTAX \$180,000.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Von Mitschke-Collande, Verena, ; Miller Otto, Claudia, ; Otto,
Siegfried (deceased),
Plaintiff(s) / Petitioner(s)

VS.

Skipworth Properties Ltd, , et al.
Defendant(s) / Respondents(s)

GENERAL JURISDICTION DIVISION

Case No: 2003-016412-CA-01

Section: (Section, CA 13)

Doc Stamps: \$240,000.00

Surtax: \$180,000.00

Consideration: \$40,000,000.00

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that a Certificate of Sale was executed and filed in this action on August 25, 2017, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Miami-Dade County, Florida:

Lot 4 and Lot 5, CORRECTED PLAT OF STAR ISLAND, according to the Plat thereof as recorded in Plat Book 31, Page 60 of the Public Records of Dade County, Florida, together with all tenements, hereditaments, and appurtenances thereto (the "Property").

was sold to:

VERENA VON MITSCHKE-COLLANDE AND CLAUDIA MILLER-OTTO
C/O KOZYAK, TROPIN AND THROCKMORTON
2525 PONCE DE LEON BLVD. - 9TH FLOOR
MIAMI, FL, 33134

WITNESS my hand and the seal of this court on September 18, 2017.

FILED
SEP 18 2017
CLERK CIRCUIT COURT



Harvey Ruvin, Clerk of Courts
Miami-Dade County, Florida

CFN: 20180369992 BOOK 31025 PAGE 3982
DATE:06/22/2018 11:09:20 AM
DEED DOC 0.60
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

URNr. 1162 /2018
vom 30. Mai 2018

Prepared by and return to:

The Lumpkin Law Firm P.A.
Gables International Plaza, 5th Floor
2655 Le Jeune Road
Coral Gables, Florida 33134
Attention: Peyton White Lumpkin, Esq.

NOTE TO RECORDER: No Florida Documentary Stamp Tax is applicable with respect to the transfer hereunder. This conveyance is a transfer of unencumbered property. The Grantor is conveying her interest to a general partnership in return for a general partnership interest in the same proportion that the Grantor has in the subject property, which will be the sole asset owned by the general partnership. Other than the interest in the general partnership, there has been no exchange of value or consideration given or received. Accordingly, the conveyance is subject only to minimum documentary stamp tax in the amount of \$1.05 pursuant to section 201.02, Florida Statutes. See Fla. Admin. Code 12B-4.014 (2).

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made as of this 30th day of May, 2018 by Verena von Mitschke-Collande, a single woman, whose mailing address is c/o Kozyak Tropin & Throckmorton, LLP, 2525 Ponce de Leon Blvd., 9th Floor, Miami, FL 33134, Attention: Charles W. Throckmorton, Esq. (hereinafter called "Grantor"), to 4 & 5 STAR ISLAND, a Florida general partnership (hereinafter called "Grantee"), whose mailing address is c/o Kozyak Tropin & Throckmorton, LLP 2525 Ponce de Leon Blvd., 9th Floor, Miami, FL 33134, Attention: Charles W. Throckmorton, Esq. (Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration 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 real property ("Property") to-wit:

A fifty-percent (50%) interest as tenant in common in Lot 4 and Lot 5, CORRECTED PLAT OF STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 31, at page 60, of the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

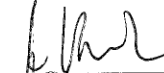
SUBJECT TO taxes and assessments for the year 2018 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; and easements of record, if any, provided that this shall not serve to reimpose same.


And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other. The Property is neither the homestead nor residence of Grantor or any member of Grantor's family.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

WITNESSED BY:

GRANTOR

By: 
Name: Jan Kreklau

By: 
Name: Dr. Enno Engbers


Verena von Mitschke-Collande

File-No. 1162 / 2018

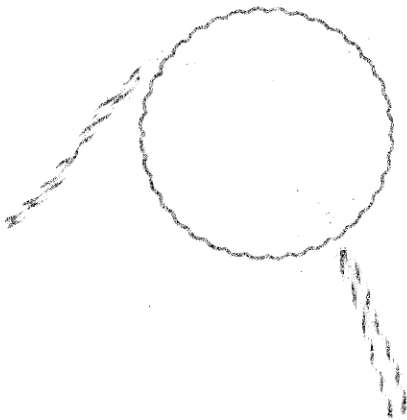
This is to officially certify the foregoing signatures, subscribed in my presence, of

1. **Mrs. Verena von Mitschke - Collande**,
birth name: Otto, born 02.02.1949,
resident at 82327 Tutzing, Sprungleitenweg 1,
Mrs. von Mitschke Collande was presented to me by Mr. Dr. Jan Kreklau, who is personally known to me.

and

2. **Dr. Jan Kreklau**,
born 19.03.1976,
and
Dr. Enno Engbers,
born 12.05.1970,
both with business address at 80333 Munich,
Kardinal-Faulhaber-Str. 10,
both personally known to me.

Munich, this 30th day of May 2018



Christoph Aumann, Notarassessor,
official representative of
Prof. Dr. Dieter Mayer,
Notary Public, Munich (Germany)

APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. Land: Bundesrepublik Deutschland
Diese öffentliche Urkunde
2. ist unterschrieben von Notarassessor Christoph Aumann
3. in seiner Eigenschaft als amtlich bestellter Vertreter.
4. Sie ist versehen mit dem Siegel des Notars Prof. Dr. Dieter Mayer in München

Bestätigt

5. in München
6. am 04. Juni 2018
7. durch den Präsidenten des Landgerichts München I
8. unter Nr. 910 a 6657/2018
9. Siegel
10. Unterschrift

Im Auftrag



Marcel Rätz
Justizobersekretär



Prepared by and return to:

The Lumpkin Law Firm P.A.
Gables International Plaza, 5th Floor
2655 Le Jeune Road
Coral Gables, Florida 33134
Attention: Peyton White Lumpkin, Esq.

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[Space Above This Line For Recording Data]

Special Warranty Deed

This **Special Warranty Deed** made as of this 11th day of June, 2018 by Claudia Miller-Otto, a single woman, whose mailing address is c/o Kozyak Tropin & Throckmorton, LLP, 2525 Ponce de Leon Blvd., 9th Floor, Miami, FL 33134, Attention: Charles W. Throckmorton, Esq. (hereinafter called "Grantor"), to 4 & 5 STAR ISLAND, a Florida general partnership (hereinafter called "Grantee"), whose mailing address is c/o Kozyak Tropin & Throckmorton, LLP 2525 Ponce de Leon Blvd., 9th Floor, Miami, FL 33134, Attention: Charles W. Throckmorton, Esq. (Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration 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 real property ("Property") to-wit:

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Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO taxes and assessments for the year 2018 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; and easements of record, if any, provided that this shall not serve to reimpose same.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other. The Property is neither the homestead nor residence of Grantor or any member of Grantor's family.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

WITNESSED BY:

GRANTOR

By: Ansley Thomas
Name: Ansley Thomas

Claudia Miller-Otto
Claudia Miller-Otto

By: Audrey Steele
Name: Audrey Steele

STATE OF TEXAS)

COUNTY OF TRAVIS)

The foregoing instrument was acknowledged before me by Claudia Miller-Otto who is personally known to me or has produced Florida DL as identification.

WITNESS my hand and official seal at Austin, Texas, this 5th day of June, 2018.

Mik Garrett
Print name: Mik Garrett
NOTARY PUBLIC, State of Texas

My Commission Expires:

09/17/2021

(NOTARY SEAL)

