

**This Instrument Prepared By:**

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The Elias Law Firm, PLLC  
15500 New Barn Road, Ste. 104  
Miami Lakes, Florida 33014  
Telephone: 305-823-2300

**After Recording Return To:**

Miami-Dade County  
Internal Services Department  
Real Estate Development Division  
111 N.W. 1st Street, Suite 2460  
Miami, Florida 33128-1907

**Folio Number: 06-2230-031-0390**

**USER DEPT.: Miami-Dade Homeless Trust Department**

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**WARRANTY DEED**

**THIS WARRANTY DEED** is made as of the 31<sup>st</sup> day of January 2023 by and between **FVP EDEN GARDENS LLC, a Florida limited liability company** (hereinafter referred to as the “Grantor”), whose mailing address is 15500 New Barn Road, Suite 104, Miami Lakes, Florida 33014, and **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida c/o Miami-Dade Homeless Trust Department**, whose mailing address is Stephen P. Clark Center, 111 N.W. 1<sup>st</sup> Street, Suite 17-202, Miami, Florida 33128.

Wherever used herein, the terms “Grantor” and “Grantee” shall include all of the parties to this instrument and their successors and assigns.

**WITNESSETH**

**GRANTOR**, for and in consideration of the sum 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, sell, alienate, remise, release, convey and confirm unto Grantee and Grantee’s heirs, successors and assigns forever, that certain parcel of land situate and being in **Miami-Dade County**, Florida (the “Property”) to wit”

**Lots 27, 28, 38, 39, 40 and 41, Block 8, GRIFFING BISCAYNE PARK ESTATES, according to the Plat thereof, as recorded in Plat Book 5, Page 107, of the Public Records of Miami-Dade County, Florida, less the Northwesterly 5 feet of Lots 38, 39 and 40, and less the external area formed by a 25 foot radius arc at the Northwest corner of Lot 40, running tangent to the Property lines hereby established, which external area was conveyed by right of way deed filed in Deed Book 3704, Page 571, of the Public Records of Miami-Dade County, Florida.**

**Property Address: 12221 W. Dixie Highway, North Miami, Florida 33161-5427**

**THIS CONVEYANCE** is subject to: (a) taxes and assessments for the year 2022 and subsequent years; (b) reservations, easements, matters of plat, covenants and restrictions of public record, if any, but this reference shall not operate to reimpose same.

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

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

**GRANTOR** hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]  
[SIGNATURE PAGE TO FOLLOW]**

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hands and seal a s of the day and year first above written.

Signed & delivered in the presence of:

Witness Name: Andrea Genden

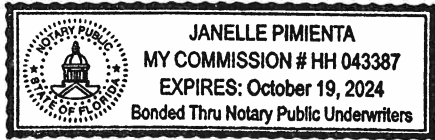
**FVP EDEN GARDENS LLC,**  
a Florida limited liability company

By:   
Alicio Pina, Manager

  
Witness Name: L. Robert F.

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 27<sup>th</sup> day of September 2022 by Alicio Pina, as Manager of FVP EDEN GARDENS LLC, a Florida limited liability company, on behalf of the Company,  who is personally known to me or  who has produced a Florida driver's license as identification.



[Notary Seal]

Notary Public, State of Florida.  
Print Name: Janelle Pimienta  
My Commission Expires: \_\_\_\_\_

The foregoing was accepted and approved on September 1, 2022, by Resolution No. R-837-22 of the Board of County Commissioners of Miami-Dade County, Florida.

Approved for Legal Sufficiency: \_\_\_\_\_

Assistant County Attorney  
Shannon Summerset-Williams