

Prepared by and return to:

Donald J. Kahn, Esq.
Attorney at Law
Green and Kahn, P.L.
317 71st Street
Miami Beach, FL 33141
305-865-4311
File Number: **GK-13-0471**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **November, 2013** between **Goenaga Investments, LLC**, a Florida limited liability company whose post office address is **1410 Coolidge ST, Hollywood, FL 33020**, grantor, and **608 INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is **P.O. BOX 415068, Miami Beach, FL 33141**, grantee:

(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, trusts and trustees)

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:

Lot 4, LESS the West 2.5 feet thereof, Block 2, ALTOS DEL MAR No. 3, according to the map or plat thereof as recorded in Plat Book 8, Page 41, Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 02-3202-007-0060

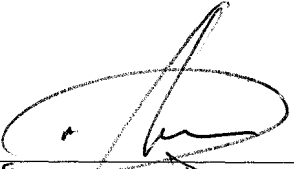
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

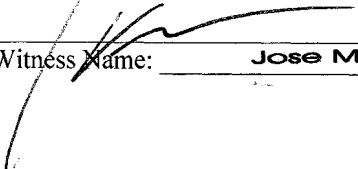
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

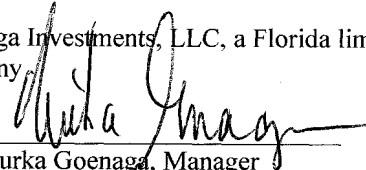
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: DONALD KAHN


 Witness Name: Jose Mairena

Goenaga Investments, LLC, a Florida limited liability company

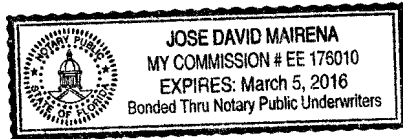
By: 
 Niurka Goenaga, Manager

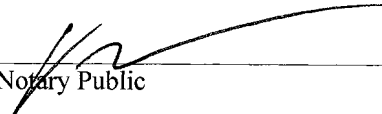
(Corporate Seal)

State of Florida
 County of Miami-Dade

The foregoing instrument was acknowledged before me this 7th day of November, 2013 by Niurka Goenaga, Manager of Goenaga Investments, LLC, a Florida limited liability company, on behalf of the company. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




 Notary Public

Printed Name: _____

My Commission Expires: _____