

CFN: 20170267970 BOOK 30530 PAGE 4636  
DATE: 05/12/2017 08:54:53 AM  
DEED DOC 5,160.00  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE (

## PREPARED BY &amp; RETURN TO:

Name: Beverly Corr  
Miami Title Group, Inc.  
Address: 150 S.E. 2nd Avenue  
Suite PH1  
Miami, FL 33131  
File No. 21ALTONLLC

Parcel No.: 02-3227-008-1130

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 3<sup>rd</sup> day of May, 2017, by 21 ALTON, LLC, a Florida limited liability company, hereinafter called the Grantor, to ZACHARY J. HIRSCH, a single man, DAKOTA J. HIRSCH, a single man, and LINDA M. HIRSCH, TRUSTEE OF THE HIRSCH FAMILY TRUST U/A/D OCTOBER 21, 2005, as Tenants in Common, whose post office address is 700 Monterey Boulevard NE, St. Petersburg, FL 33704, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Miami-Dade, State of Florida, viz:

Lot 10, Block 14, of Amended Plat of Sunset Lake Subdivision, according to the Plat thereof, as recorded in Plat Book 8, at Page 52, 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 FOR THE YEAR 2017 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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


And the Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2016.

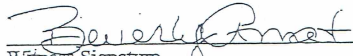
\*\*\*SIGNATURE PAGE TO FOLLOW\*\*\*

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IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness Signature  
Printed Name: Gabriel Bodner

  
Witness Signature  
Printed Name: Beverly Amot

21 ALTON, LLC, a Florida limited liability company

By: POBLADO, LLC, a Florida limited liability company,  
as Manager

By:   
Name: John Londono  
Title: Manager

Address (Principal Place of Business):  
1701 N.W. 112 Avenue, Suite 109, Miami, FL 33172

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2 day of May, 2017, by John Londono, Manager of Poblado, LLC, a Florida limited liability company as Manager of 21 Alton, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.



  
Signature of Notary  
Printed Name:  
My commission expires: