



CFN 20150282261
DR Bk 29601 Pgs 0784 - 785f (2pg)
RECORDED 05/04/2015 09:36:10
DEED DOC TAX 7,050.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
Richard Gonzalez, Esq
Attorney at Law
Richard Gonzalez, P.A.
4770 Biscayne Blvd., Ste. 1110
Miami, FL 33137
305-573-8808
File Number: RG150405A
Will Call No.:

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Warranty Deed

This Warranty Deed made this 28th day of April, 2015 between **RS Realty Investments, LLC**, a Florida limited liability company whose post office address is 1435 Bay Rd, Miami Beach, FL 33139, grantor, and **TBD Harbor 265, LLC**, a Florida limited liability company whose post office address is P.O. Box 490745, Key Biscayne, FL 33149, 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 2, Block 79B, a RESUBDIVISION OF BLOCKS 67 AND 79 ALTON BEACH REALTY COMPANY'S BAY FRONT SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 16, Page 1, Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 02-3233-016-0320

Also known as: 1340 Flamingo Way, Miami Beach, FL 33139

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.

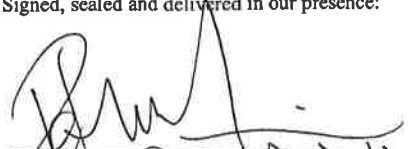
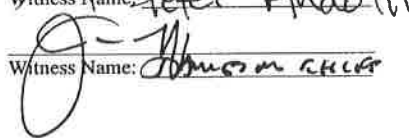
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

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

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OR BK 29601 PG 0785
LAST PAGE

Signed, sealed and delivered in our presence:


 Witness Name: Peter Andolina

 Witness Name: Shaka Raspreet Singh Jaggi

RS Realty Investments, LLC, a Florida limited liability company

By: Shaka Raspreet Singh Jaggi
Shaka Raspreet Singh Jaggi, Managing Member

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 28th day of April, 2015 by Shaka Raspreet Singh Jaggi, Managing Member of RS Realty Investments, LLC, a Florida limited liability company, on behalf of the corporation. 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: _____





CFN 20150282263
DR Bk 29601 Pgs 0788 - 7897 (2pgs)
RECORDED 05/04/2015 09:36:10
DEED DOC TAX 9,150.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

Richard Gonzalez, Esq
Attorney at Law
Richard Gonzalez, P.A.
4770 Biscayne Blvd., Ste. 1110
Miami, FL 33137
305-573-8808
File Number: **RG150405**
Will Call No.:

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Warranty Deed

This Warranty Deed made this 28th day of April, 2015 between **SJ Realty Investments I, LLC, a Florida limited liability company** whose post office address is **1435 Bay Rd, Miami Beach, FL 33139**, grantor, and **TBD Buttonwood, LLC, a Florida limited liability company** whose post office address is **P.O. Box 490745, Key Biscayne, FL 33149**, 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 1, Block 79B, a RESUBDIVISION OF BLOCKS 67 AND 79 ALTON BEACH REALTY COMPANY'S BAY FRONT SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 16, Page 1, Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 02-3233-016-0310

Also known as: 1435 Bay Road, Miami Beach, FL 33139

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.

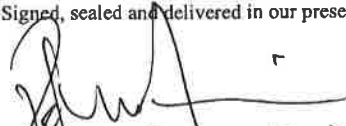

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2014**.

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

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OR BK 29601 PG 0789
LAST PAGE

Signed, sealed and delivered in our presence:


 Witness Name: Peter Andoline

 Witness Name: JAMES M. SCHIFF

SJ Realty Investments I, LLC

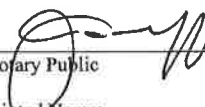
By: 
Shaka Raspreet Singh Jaggi, Managing Member

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 28th day of April, 2015 by Shaka Raspreet Singh Jaggi, Managing Member of SJ Realty Investments I, LLC, on behalf of the corporation. 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: _____

