

Prepared by and return to:
Antonio L Martinez
Attorney at Law
Martinez & Morales LLC
2600 S. Douglas Road Suite 305
Coral Gables, FL 33134
305-501-5011
File Number: **16-406AM**

Parcel Identification No. **07-2216-001-0280**

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15 day of **November, 2016** between **Miami Itaca University, LLC., a Florida limited liability company** whose post office address is **16635 NE 19th Ave, North Miami Beach, FL 33162** of the County of **Miami-Dade, State of Florida**, grantor*, and **MIRI 38, LLC, a Florida limited liability company** whose post office address is **15901 Collins Ave Apt 1806, Sunny Isles, FL 33160** of the County of **Miami-Dade, State of Florida**, grantee*,

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:

Tract "C" less the South 8 feet thereof in Block 67 of the 3rd Revised Plat of Sections A, B, D, E, F and Amended Plats of Sections C, G, H, I and J, of Fulford by the Sea, according to the Plat thereof as recorded in Plat Book 34, Page 20, of the Public Records of Miami-Dade County, Florida; formerly known as Lot 20 less the South 8 feet thereof and all of Lot 21, in Block 67, of Fulford by the Sea Section "F" according to the Plat thereof as recorded in Plat Book 8, Page 64, of the Public Records of Miami-Dade County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

[CONTINUED ON NEXT PAGE.]

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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:

Miami Itaca University LLC, a Florida limited liability company

[Signature]
Witness Name: ANTONIO L. MARTINEZ

By: [Signature]
Maria M. Lorenzo Rio, Manager

[Signature]
Witness Name: EISA RODRIGUEZ

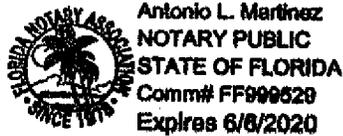
By: [Signature]
Vicente H. Jaramillo Loya, Manager

[Signature]
Witness Name: ANTONIO L. MARTINEZ
[Signature]
Witness Name: EISA RODRIGUEZ

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 15 day of November, 2016 by Maria M. Lorenzo Rio, Manager and Vicente H. Jaramillo Loya, Manager of Miami Itaca University LLC, a Florida limited liability company, on behalf of the limited liability company. They are personally known to me or have produced MEXICAN PASSPORTS as identification.
+ U.S. VISAS

[Notary Seal]



[Signature]
Notary Public

Printed Name: ANTONIO L. MARTINEZ

My Commission Expires: 6/6/2020