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 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

**Prepared by and Return to:**  
 Ellen Rose, Esq.  
 Therrel Baisden, P.A.  
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 Miami, Fl 33131

Tax Folio # 07- 2216-035-0010

RETURN TO:  
**SEBBER & ASSOCIATES, P.A.**  
 2875 N.E. 19<sup>th</sup> Street  
 Suite 801  
 Aventura, Florida 33180

(above space reserved for recording information)

**WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made the 26 day of Sept, 2005, by **15801 BISCAYNE, LLC**, a Florida limited liability company, whose post office address is 407 Lincoln Road, Suite 9-F, Miami Beach, Florida 33139 (hereinafter referred to as the "Grantor"), to **BISCAYNE 18 DEVELOPMENT, L.L.C.**, a Florida limited liability company, whose post office address is 138 Park Drive, Bal Harbour, Florida 33154 (hereinafter referred to as the "Grantee").

(Wherever 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.)

**WITNESSETH:** that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Miami-Dade County, Florida, viz:

**TRACT A, of GROVPAC SUBDIVISION, according to the Plat thereof recorded in Plat Book 115, at Page 90, of the Public Records of Miami-Dade County, Florida, less the westerly 24 feet thereof acquired by the Department of Transportation, State of Florida, for a right of way for State Road No. 5 (Biscayne Boulevard)**

**SUBJECT TO:**

1. Taxes for the year 2005 and years subsequent thereto;
2. Zoning ordinances of Miami-Dade County, Florida; and
3. Conditions, restrictions, easements and limitations of record, if any, without reimposing same.

**TOGETHER WITH** all of 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

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