

Return to: (enclose self-addressed stamped envelope)

QUIT-CLAIM DEED

RAMCO FORM 8

Name: Robert M. Kramer, Esq.
Kramer, Green & Zuckerman, P.A.
Address: 4000 Hollywood Boulevard
Suite 485-South
Hollywood, FL 33021

95-077927 T#001
02-22-95 09:35PM
\$ 0.70
NOTARY STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

This instrument Prepared by:
Robert M. Kramer, Esq.
Address: Kramer, Green & Zuckerman, P.A.
4000 Hollywood Blvd., Ste. 485-South
Hollywood, FL 33021

Property Appraiser's Parcel Identification (Folio) Number(s):

10212-01-01800

Grantee(s) S.S. #(s):
59-2549521

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 12th day of January, A.D. 1995, by

Beach Front Rentals Corporation, a Florida corporation
first party, to
Sophia Enterprises, Inc., a Florida corporation, successor by liquidation
whose post office address is
445 Atlantic Blvd., Fort Lauderdale, FL 33316
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and
quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of
Broward, State of Florida, to-wit:

Lot 7 in Block 2 of LAS OLAS BY THE SEA, EXCEPTING THEREFROM, all that part of
Lot 7, lying West of Seabreeze Blvd., according to the Re-Amended Plat thereof,
recorded in Plat Book 1, at Page 16, of the Public Records of Broward County,
Florida; LESS the West 15 feet thereof, lying East of Seabreeze Boulevard and
LESS also the East 10 feet thereof.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BR23164P60895

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said
first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in the presence of:

Maria C. Galus
Witness Signature (as to First Grantor)

MARIA C. GALUS
Printed Name

Peggy Manzo
Witness Signature (as to First Grantor)

PEGGY MANZO
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF Florida

COUNTY OF Broward

Sophia S. Reed as President of Beach Front Rentals Corporation

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she
executed the same, that I relied upon the following form of identification of the above-named person:

personally known to me and that an oath ~~(was)~~ (was not) taken.

NOTARY RUBBER STAMP SEAL

OFFICIAL NOTARY SEAL
MARCO F OSORIO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC27238
MY COMMISSION EXP. SEPT 13, 1996

BEACH FRONT RENTALS CORPORATION

BY: Sophia S. Reed
Grantor Signature

Sophia S. Reed, President
Printed Name

445 Atlantic Blvd., Fort Lauderdale, FL 33316
Post Office Address

Co-Grantor Signature, if any

Printed Name

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid this
12 day of January, A.D. 1995

Marco F. Osorio
Notary Signature

Marco F. Osorio
Printed Notary Signature

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05
91

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This Instrument Prepared by and Return to:

Marc J. Sternbaum
Rennert Vogel Mandler & Rodriguez, PA
100 SE 2nd Street, Suite 2900
Miami FL 33131

Property Appraisers Parcel Identification Number:
504212-01-0200

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED is made and executed the 19 day of August, 2015 by **Steele Oceanside Property, Inc.**, a Florida corporation, whose address is P.O. Box 367, Wolfeboro Falls, New Hampshire 03896, herein called the grantor, to **Sophia Enterprises, Inc.**, a Florida corporation, whose address is: 235 South Ft. Lauderdale Beach Blvd., Ft. Lauderdale, FL 33316, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their respective legal representative, successors and assigns)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars 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 Broward County, State of Florida described as follows (the "Property"):

See Exhibit "A" attached hereto and made a part hereof

Subject to easements, restrictions and reservations of record (but this reference shall not be deemed to reimpose any such matters) and to taxes for the year 2015 and thereafter.

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 the grantee that except as above noted, at the time of delivery of this deed the Property is free of all encumbrances, and that grantor will warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under grantor, but not otherwise.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents as of the day and year first above written.

STEELE OCEANSIDE PROPERTY, INC.,
a Florida corporation

By: Bradley E. Steele, Jr. (Seal)
Bradley E. Steele, Jr., President


[notarial acknowledgment on following page]



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State of NH)
) ss:
County of Carroll)

The foregoing instrument was acknowledged before me this 19 day of August, 2015, by Bradley E. Steele, Jr., as President of Steele Oceanside Property, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.


Notary Signature

My Commission Expires: 2/22/2017

Hilde M TALBOT
Printed Notary Signature

(Notarial stamp or seal)



Exhibit "A"

Legal Description

All that part of Lot Eight (8), in Block Two (2), lying East of Seabreeze Avenue, of the RE-AMENDED PLAT OF BLOCKS "A" AND "2" OF THE AMENDED PLAT OF LAS OLAS BY THE SEA SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 16, of the Public Records of Broward County, Florida; LESS the East 10 feet thereof, and also less that portion described as Parcel No. 8 in that certain Order of Taking recorded in Official Records Book 17378, page 887, of the Public Records of Broward County, Florida.