

This Instrument Prepared by and Return to:
Alex D. Sirulnik, Esq.
Alex D. Sirulnik, P.A.
2199 Ponce de Leon Blvd., Suite 301
Coral Gables, FL 33134
305-443-7211

Tax Folio Numbers: 504221-01-0350; 504221-01-0360; 504221-05-0210

THIS IS NOT AN
SPECIAL WARRANTY DEED
THIS SPECIAL WARRANTY DEED made as of June 2014 between FORT 15 LLC, a Florida limited liability company ("Grantor"), having an address at 48 E. Flagler Street, Suite 385, Miami, Florida 33131 and EW Townhouses, LLC, a Florida limited liability company ("Grantee"), having an address at 2645 N.E. 207th Street, Suite 101, Aventura, FL 33180.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property") lying and being in Broward County, Florida.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever, subject to real property taxes subsequent to December 31, 2013; easements, restrictions and limitations of record, and matters shown on the Plat; however, this provision shall not serve to reimpose easements, restrictions and limitations which have been barred by operation of law; and applicable zoning ordinances.

Grantor covenants that the Property is free from all encumbrances made by Grantor, except as set forth above, and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Property to the Grantee and Grantee's heirs, successors, and assigns, against every person lawfully claiming the Property, or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Witnesses:

FORT 15 LLC, a
Florida limited liability company

~~THIS IS NOT AN OFFICIAL COPY~~
By: Alex M. Sakkal, as Manager
Print Name: Alex M. Sakkal
9/6/2014

[Signature]
Print Name: Clara [Signature]

COUNTRY OF ARGENTINA
CITY OF BUENOS AIRES
COUNTY OF BUENOS AIRES

I HEREBY CERTIFY that the foregoing instrument was acknowledged, sworn, and subscribed before me this 9th day of June, 2014, by Alex M. Sakkal, who is personally known to me or who produced his PASSPORT as identification.

[Large Signature]
[Notary Seal]



ACTA DE CERTIFICACION DE FIRMAS



F 010570005



1 Buenos Aires, 09 de Junio de 2014. En mi carácter de escribano

2 Adscripto del Registro Notarial 1131.

3 CERTIFICO: Que la/s firmas que obra/n en el

4 documento que adjunto a esta foja, cuyo requerimiento de certificación se

5 formaliza simultáneamente por ACTA número 25 del LIBRO

6 número 10, es/son puesta/s en mi presencia por la/s persona/s

7 cuya/s nombre/s y documento/s de identidad se menciona/n a continuación así como

8 la justificación de su identidad. ALEX JACQUES MEHADDEB-SAKKAL, con

9 documento nacional de identidad República Argentina número 33.174.442

10 y Pasaporte República Argentina número 33.174.442N; quién lo hace por

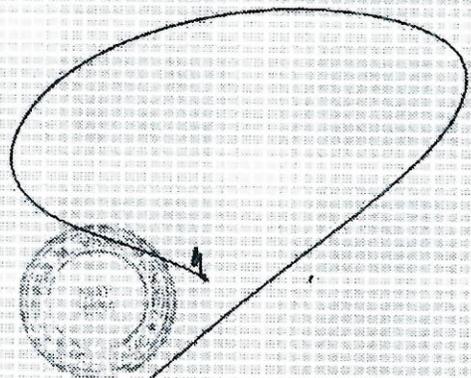
11 derecho propio. Justifico su identidad en los términos del inciso a) del ar-

12 tículo 1002 del Código Civil. CONSTE. Dejo constancia que se aut-

13 -fizo lo firmo a documento redactado e idioma extranjero

14 sin traducción.

THIS IS NOT AN OFFICIAL COPY



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Certification of Translation

ACT OF CERTIFICATION OF SIGNATURES

Law 404

F 010570005

Buenos Aires 9th day of June, 2014. In my position as notary under Notarial Registry No. 1131-

I Certify: That the signature/s that is in the document attached hereto, which requires certification, is formalized simultaneously through the Act number 25 in the book number 10, is/are performed in my presence by the person(s) and whose name/s and document(s) of identification are mentioned as follow as confirmation of their identification, **ALEX JACQUES MEHADDES SAKKAL**, National Document of Identity of Republic of Argentina number 33.174.442 and passport of Republic of Argentina number 33.174.442N; who is acting in his own right who justify his identity under the terms of subsection a) of article 1.002 of the Civil Code. ATTEST: I attest that his signature was certified in a document written in foreign language without translation.

s/ Signature
ANDRES M. VERA VIONNET
Notary Public
Registry 4835

I certify that the undersigned has translated the above document this 11th day of June, 2014.



Melissa Groisman

STATE OF FLORIDA
COUNTY OF BROWARD

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me this 11th day of June 2014,
by Melissa Groisman, who is personally known to me



Notary Public
My commission expires: _____
Print name of notary: _____

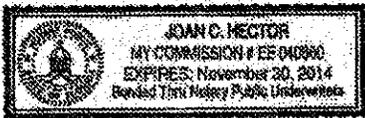


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

The West 170 feet of the East 220 feet of the North 90 feet of Tract 26, according to F.A. BARRETT'S SUBDIVISION, of the West one-half (W (1/2)) of Section 21, Township 50 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book 1, Page 46, of the Public Records of Miami-Dade County, Florida. Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

PARCEL "B":

A portion of Tracts 25 and 26 according to F. A. BARRETT'S SUBDIVISION of the West One-Half (W (1/2)) of Section 21, Township 50 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book 1, Page 46, of the Public Records of Miami-Dade County, Florida, together with a portion of Parcel "A" of LAUDERWOOD AMENDED, according to the Plat thereof as recorded in Plat Book 36, at Page 14, of the Public Records of Broward County, Florida; also together with a portion of Lots 1 and 2 of Block 13 within LAUDERWOOD, according to the Plat thereof as recorded in Plat Book 9, at Page 61, of the Public Records of Broward County, Florida, said lands more particularly described as follows:

Commence at the Northeast corner (N.E.) of said Tract 26 of Section 21, Township 50 South, Range 42 East; thence proceed on an assumed bearing of South 87°52'30" West along the North (N) line of said Tract 26 for 50.03 feet to a point on the West (W) Right-of-Way line of Southwest (SW) 15th Avenue; thence South 00°00'00" West along said West (W) Right-of-Way Line, for 90.00 feet to the Point of Beginning of the herein described parcel of land; thence continue along the last described course of South 00°00'00" West, for 240.00 feet to a point on the South line of said Tract 26; thence continue along the last described course of South 00°00'00" West, for 10.01 feet along a line 25.00 feet West and parallel to the East line of said Block 13 of LAUDERWOOD; said line forming the East limit of the included portion of the 10-foot alley described below; thence continue South 00°00'00" West, along said parallel line for 50.00 feet, said parallel line also being 25.00 feet West of the East lines of said Lots 1 and 2, Block 13, of LAUDERWOOD; thence South 87°52'30" West along the South (S) line of said Lot 2, Block 13, a distance of 75.07 feet to the Southwest (SW) corner of said Lot 2; thence continue along the last described course of South 87°52'30" West, for 15.00 feet, said line forming the South limit of the included portion of the 15 foot alley described below; thence North 00°00'00" East, for 0.20 feet to the Southeast (SE) corner of said Parcel "A" of LAUDERWOOD AMENDED; thence South 87°52'30" West, for 875.63 feet along the South (S) line of said Parcel "A"; thence North 00°00'00" West, for 59.81 feet to a point on the South line of said Tract 25; thence North 87°52'30" East, along said South line for 148.99 feet; thence North 67°57'37" East for 53.81 feet; thence North 02°11'06" West, for 117.00 feet to a point on the Easterly projection of the centerline of the Southwest (SW) 29th Street; thence South 88°55'15" East for 13.88 feet; thence North 00°08'55" West for 195.32 feet to a point on the North (N) line of said Tract 25; thence North 87°52'30" East along said North line for 130.00 feet to the Northwest (NW) corner of said Tract 26; thence continue along the last described course of North 87°52'30" East, for 457.88 feet along the North (N) line of said Tract 26; thence South 00°00'00" West for 90.00 feet thence North 87°52'30" East for 170.00 feet to a point on the West (W) Right-of-Way line of Southwest (SW) 15th Avenue, said point being the POINT OF BEGINNING.

LESS AND EXCEPT, the 10 foot alley contiguous to the North line of said Lot 1 Block 13; also LESS that portion of the 15 foot alley contiguous to the West (W) line of said Lots 1 and 2, Block 13, as shown on said Plat of LAUDERWOOD, according to the Plat thereof as recorded in Plat Book 9, at Page 61, of the Public Records of Broward County, Florida. Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida.

PARCEL "C":

Lot 20, of Block 1, in LAUDERWOOD AMENDED, according to the Plat thereof, as recorded in Plat Book 36, at Page 14, of the Public Records of Broward County, Florida. Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

PARCEL "D":

All of the 15 foot wide alley lying between Lots 19 and 20, Block 1, of LAUDERWOOD AMENDED, according to the Plat thereof as recorded in Plat Book 36, at Page 14, of the Public Records of Broward County, Florida, TOGETHER WITH, all of the 15 foot wide alley lying west of Lots 1 and 2, Block 13, LAUDERWOOD, according to the Plat thereof, as recorded in Plat Book 9, at Page 61, of the Public Records of Broward County, Florida, and a portion of the 10-foot wide alley lying North of said Lot 1, vacated by Ordinance G-95-35 recorded in Official Records Book 41207, Page 1723, of the Public Records of Broward County, Florida and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 20; thence South 87°52'30" West along a portion of the North Right-of-Way line of S.W. 30th Street a distance of 15.01 feet; thence North 00°00'00" East along the East line of Lot 19 and the East line of Parcel "A" of said LAUDERWOOD AMENDED PLAT, a distance of 169.89 feet; thence North 87°52'30" East, along a line parallel with and 10.00 feet North of as measured at right angles to the North line of said Lot 1, a distance of 90.06 feet to a point on the West Right-of-Way line of Southwest 15th Avenue; thence South 00°00'00" East along said West Right-of-Way line a distance of 10.01 feet; thence South 87°52'30" West along a portion of the North line of said Lot 1, a distance of 75.05 feet; thence South 00°00'00" East along the West line of said Lots 1, 2 and 20, a distance of 159.88 feet to the POINT OF BEGINNING.

LESS AND EXCEPT, the West (1/2) of the 15 foot wide alley lying between Lots 19 and 20 Block 1, of LAUDERWOOD AMENDED, according to the Plat thereof, as recorded in Plat Book 36, Page 14, of the Public Records of Broward County, Florida, said 15 foot wide alley being more particularly described as follows:

Beginning at the Southwest corner of said Lot 20; thence South 87°52'30" West along a portion of the North Right-of-Way line of S.W. 30th Street a distance of 15.01 feet; thence North 00°00'00" East along a portion of the East line of Lot 19 a distance of 109.88 feet; thence North 87°52'30" East along the Westerly Extension of the North line of said Lot 20, a distance of 15.01 feet to the Northwest Corner of said Lot 20; thence South 00°00'00" East along the West line of said Lot 20, a distance of 109.88 feet to the POINT OF BEGINNING. Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.