

Prepared by:
Dee Chopyak

Michael E. Leach, PA
2400 E. Commercial Blvd, Suite 706
Fort Lauderdale, FL 33308

File Number: L14-86C
Will Call No.:

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Warranty Deed

This Warranty Deed made this 1st day of October, 2014 between 645 Art Lofts Development LLC, a Florida Limited Liability Company whose post office address is 3330 NE 190 Street, #2614, Aventura, FL 33180, grantor, and SolidSoccer, LLC, a Florida Limited Liability Company, whose post office address is 1166 Birchwood Road, Weston, FL 33327, 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 Broward County, Florida to-wit:

The East 67-1/2 feet of Lots 21,22,23 and 24, Block 316, PROGRESSO, according to the map or plat thereof as recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida. Said lands situate, lying and being in Broward County, Florida.

Parcel Identification Number: 494234-07-5480

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.

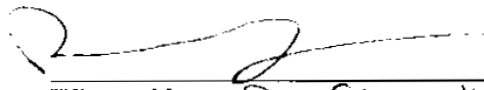
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

DoubleTime®

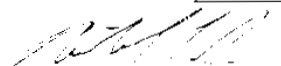
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

645 Art Lofts Development LLC, a Florida
Limited Liability Company


Witness Name: Dee Chopyak

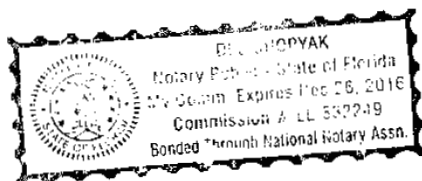
By: 
Doron Broman, Manager

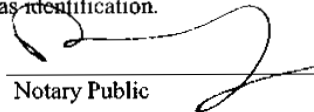

Witness Name: Mrs. Hase L. Beach

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 10 day of Sept, 2014 by Doron Broman, Manager of 645 Art Lofts Development LLC, a Florida Limited Liability Company, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____