

Prepared by and return to:

Jorge E. Otero, Esq.

President

Jorge E. Otero & Associates, P.A.

75 Valencia Avenue 4th Floor

Coral Gables, FL 33134

305-567-9000

File Number: SH2442.18

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **21st** day of **October, 2015** between **Carolina Springs Plaza, Inc., a Florida corporation** whose post office address is **2325 NW 102nd Place, Doral, FL 33172**, grantor, and **Carolina Coffee LLC, a Florida limited liability company** whose post office address is **550 S. Federal Highway, Dania, FL 33004**, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Parcel Identification Number: 4841-23-03-0130

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, but this provision shall not operate to reimpose same.

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, 2014**.

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:

Carolina Springs Plaza, Inc., a Florida corporation

By: Isaac Shteremberg
Isaac Shteremberg, President

Lisette Noriega
Witness Name: Lisette Noriega
Norma Gonzalez
Witness Name: NORMA GONZALEZ

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 21st day of October, 2015 by Isaac Shteremberg, President of Carolina Springs Plaza, Inc., a Florida corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Lisette Noriega
Notary Public

Printed Name: _____

My Commission Expires: _____



EXHIBIT "A" - LEGAL DESCRIPTION

A portion of Tract 6, "HOLIDAY SPRINGS VILLAGE SECTION 3" according to the plat thereof as recorded in Plat Book 80, Page 25, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Tract 6; thence South $89^{\circ}35'27''$ East on the North line of said Tract 6, also being the South right-of-way line of Sample Road 277.40 feet to the point of beginning; thence continue South $89^{\circ}35'27''$ East on said North line and on said South right-of-way line 172.00 feet; thence South $26^{\circ}09'21''$ East 11.18 feet; thence South $00^{\circ}24'33''$ West 138.00 feet; thence North $89^{\circ}35'27''$ West on a line 148.00 feet Southerly of and parallel with the North line of said Tract 6 for 177.00 feet; thence North $00^{\circ}24'33''$ East 148.00 feet to the point of beginning.