

This instrument prepared by, or under the supervision of (and after recording, return to):

Gary A. Saul, Esq.
Greenberg Traurig, P.A.
333 S.E. 2nd Avenue
Miami, FL 33131

Portion of Parcel Identification No. 31-2202-003-0295 (until individual parcel identification numbers are issued)

(Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 13 day of March, 2023 by **A3 North Development, LLC, a Delaware limited liability company**, whose office address is 17895 Collins Avenue, Sunny Isles Beach, FL 33160, to **Jose Maria Tapia Franco, a married man**, Grantee, whose mailing address is 17975 Collins Avenue, Unit N-602, Sunny Isles Beach, Florida 33160. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situate and being in Miami-Dade County, Florida (the "Property"):

Condominium Parcel No. **N-602** of **888 VIA ACQUALINA, A CONDOMINIUM**, according to the Declaration of Condominium thereof, recorded December 29, 2022 in Official Records Book 33523, Page 2960, of the Public Records of Miami-Dade County, Florida, as amended and/or supplemented from time to time, together with an undivided interest in the common elements appurtenant thereto.

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


THIS CONVEYANCE is subject to: taxes and assessments for 2023 and all subsequent years; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same; and restrictions, conditions, covenants, liens, terms and limitations set forth in (i) the Declaration of Condominium referenced above and all exhibits thereto, all as amended or modified from time to time (the "Declaration of Condominium"), and (ii) the Master Declaration of Covenants, Restrictions and Easements for The Estates recorded December 23, 2021, in Official Records Book 32920, Page 3929, of the Public Records of Miami-Dade County, Florida, as amended and/or supplemented from time to time (the "Master Covenants").

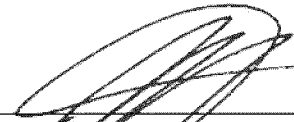
GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

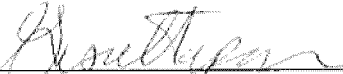
IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

A3 North Development, LLC, a Delaware limited liability company


Name: Karilu Marrero Rosario

By: 
Print: Jerry Campos
Its: Authorized Representative


Name: Giselle Tapanas

Address: 17895 Collins Avenue
Sunny Isles Beach, FL 33160

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 13 day of March, 2023, by Jerry Campos, as Authorized Representative of **A3 North Development, LLC, a Delaware limited liability company**, on behalf of said entity. He is personally known to me or produced _____ as identification.



Name: _____
Notary Public, State of Florida
Commission No. _____

My commission expires:

