

Prepared by and return to:

Nora G Chirinos, Esq.

Attorney at Law

Law Offices of Nora G. Chirinos, PLLC

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Miami, FL 33181

786-830-3400

File Number: 18-159

Will Call No.:

Parcel Identification No. 27-37-19-00-272.S

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **24th** day of **October, 2018** between **Net Real Estate LLC**, a **Florida limited liability company** whose post office address is **4000 Hollywood Blvd., Suite N-140, Hollywood, FL 33021** of the County of **Broward**, State of **Florida**, grantor*, and **A&S Property Finders, LLC**, a **Florida limited liability company** whose post office address is **2813 Executive Park Drive, Suite 138, Fort Lauderdale, FL 33321** of the County of **Broward**, State of **Florida**, grantee*,

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 **Brevard County, Florida**, to-wit:

Condominium Unit No. 2889, Building 18, of CORAL GARDENS, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3629, Page 6647, and all subsequent amendments thereto, of the Public Records of Brevard County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

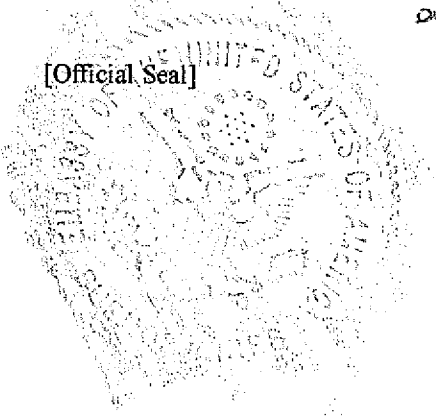
[Signature]
 Witness Name: NIDA JAGOE

[Signature]
 Witness Name: ABER LUIS PEREZ

Net Real Estate LLC, a Florida limited liability company
 By: [Signature]
 Raul D. Jagoe, Manager

Country of Argentina REPUBLIC OF ARGENTINA)
 City of Buenos Aires CITY OF BUENOS AIRES) SS
 EMBASSY OF THE UNITED STATES OF AMERICA)

The foregoing instrument was acknowledged before me this 18th day of October, 2018 by Raul D. Jagoe, Manager of Net Real Estate LLC, a Florida limited liability company, on behalf of the limited liability company. He/she ☐ is personally known to me or ☒ has produced a passport as identification.
[Signature]



[Signature]
 Consul of the United States of America Joel Burger
 Vice Consul
 Printed Name: United States of America
 My Commission Expires: INDEFINITELY

*The Condominium Association Of Coral
Gardens Melbourne, Inc.*

September 27, 2018

Re: Purchase Application 2889 Regency Dr, Melbourne, FL 32935
Applicant(s): A&S Property Finders, LLC

To Whom It May Concern:

Please consider this letter as purchase approval from The Condominium Association of Coral Gardens Melbourne, Inc., for applicant(s) A&S Property Finders LLC, and the property located at 2889 Regency Dr, Melbourne, FL 32935.

If you have any questions, please feel free to contact the Administrative Assistant, Roxana Fleites via email at: Roxana.Fleites@fsresidential.com or via office phone at 321-242-2833.

Thank you,

Board of Directors

The Condominium Association of Coral Gardens Melbourne, Inc.