

**THIS INSTRUMENT PREPARED BY AND RETURN TO:**

Leigh Anne Nichols

Equitable Title of West Orlando, LLC

100 W. Plant Street

Winter Garden, FL 34787

WO19580

Property Appraisers Parcel Identification (Folio) Number:

27-37-19-00-267.H

## ***WARRANTY DEED***

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made this **2nd day of December, 2019** by **Tootsie Investments, LLC** a **Florida Limited Liability Company** herein called the grantor(s), to **Wael Sankar** a **single person** whose post office address is **2225 Hwy A1A., Apt 410, Indian Harbour Beach, FL 32937** hereinafter called the Grantee(s):  
*(Wherever 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)*

**W I T N E S S E T H:** That the grantor(s), for and in consideration of the sum of **SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (U.S. \$75,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **Brevard County, State of Florida**, viz.:

**UNIT 1041, BUILDING 6, OF CORAL GARDENS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 5629, PAGE(S) 6647, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.**

**THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF GRANTOR.**

**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(s) hereby covenant(s) with said grantee(s) that the grantor(s) is/are lawfully seized of said land in fee simple; that the grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) 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, 2019.

**IN WITNESS WHEREOF**, the said grantor(s) has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

(3)

Witness #1 Signature

Abustin Rocha

Witness #1 Printed Name

(2)

Witness #2 Signature

ALEANDRO DEZ BUONO

Witness #2 Printed Name

Tootsie Investments, LLC a Florida Limited Liability Company

(i)

By Claudia A. Salerno as managing member

BELEN DE ESCOBAR B)

28 NOV 2019

Firma(s) Certificada(s) (1) (2) y (3)  
en un Sello de Actuación  
Notarial No. 28025953754

ESTEBAN P MORAN  
NOTARIO

Whose mailing address is:

ARROCHA@FRHSA.COM.AR

CLAUDIA A SALERNO @ GMAIL.COM

COHEX1@FRHSA.COM.AR

Gurruchaga 225 - Boulogne  
Pcia Buenos Aires CP1609  
Argentina

State of ESCOBAR, B) BUENOS AIRES  
County of ARGENTINA

The foregoing instrument was acknowledged before me this 28 day of NOVIEMBRE  
2019, by Claudia A. Salerno as managing member, of Tootsie Investments, LLC a Florida Limited  
Liability Company, on behalf of the Corporation, she ( ) is personally known to me or ( ) has produced  
as identification.

SEAL

Notary Public

ESTEBAN P MORAN

Printed Notary Name

My Commission Expires:



DAA025953754



Exhibit A

## CERTIFICACION NOTARIAL DE FIRMAS E IMPRESIONES DIGITALES


Decreto-Ley 9020 - Art. 172 - Inc. 4

Libro de Requerimientos Nº 58.- Acta número: 359 Folio. 359.- ESTEBAN PEDRO MORAN en su carácter de notario ADSCRIPTO del Registro número 4 del Partido de ESCOBAR.- CERTIFICA que las firmas que obran en el documento que antecede, son auténticas y fueron puestas en su presencia con fecha veintiocho de noviembre de dos mil diecinueve, por las siguientes personas: 1) Claudia Angélica SALERNO, argentina, con Documento Nacional de Identidad número 12.945.669.- - - - -

2) Alejandro Héctor DEL BUONO, argentino, con Documento Nacional de Identidad número 33.525.090.- Personas capaces, a quienes afirmo conocer (Art. 306, inc. "b" del Código Civil y Comercial de la Nación).- - - - -

3) Agustín Osvaldo ROCHA, argentino, con Documento Nacional de Identidad número 27.728.465.- Persona capaz, a quien identifiqué con el documento mencionado (Art. 306, inc. "a" del Código Civil y Comercial de la Nación), que tengo a la vista y en fotocopia certificada archivo.- - - - -

SE CERTIFICA: Conformidad de venta. Se deja constancia que el certificador no intervino en la redacción del presente documento, y que la citada conformidad se encuentra redactada en idioma inglés de conocimiento del notario.- Belén de Escobar, B) a los veintiocho días del mes de Noviembre del año dos mil diecinueve.- - - - -

  
ESTEBAN P. MORAN  
NOTARIO

## TRANSLATION AFFIDAVIT

State of  
County of

FL  
Orange

**BEFORE ME**, the undersigned authority personally appeared between **Carlos F. Fernandez** who, being duly sworn according to law, depose(s) and say(s) as follows (as used in this Affidavit, the term "Affiant" shall include all parties executing this Affidavit):

- 1 That Affiant(s): I have reviewed the documents attached with the deed. Per said document Exhibit A. It states that Esteban Pedro Moran a Notary Public from Register N 4, has certified that the signature on the document is authentic and the document was signed in his presence by 1-Claudia Angelica Salerno Argentinian who provided a National Document of Identification # 12.945.669 2- Alejandro Hector Del Buono Argentinian ID # 33.525.090. 3- Augustin Osvaldo Rocha Argentinian ID# 27-728.465. That All were identified using the document mentioned above per Article 306, inc "a" from the National Civil and Commercial Code, that the notary has made copies of their ID's and kept them in his file. That the Notary did not was not involved in preparing the document notarized and that is was written in English. Documents where signed on the 28<sup>th</sup> of November 2019.

  
Carlos F. Fernandez

State of  
County of

FL  
Orange

Sworn to and subscribed before me this 1<sup>st</sup> day of December, 2019 by **Carlos F. Fernandez** who (☒) are personally known to me or (☐) have produced \_\_\_\_\_ as identification.

  
NOTARY PUBLIC

Printed Name:

My Commission Expires:

File Number:

