

THIS DOCUMENT PREPARED BY,  
RECORD AND RETURN TO:

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MIAMI FL 33131  
305.428.4500

TAX FOLIO NUMBER: 31-2202-050-1240

[Reserved for Official Use]

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, is made this 20th day of November, 2019, by and between **18555 Developers LLC**, a Florida limited liability company (the "**GRANTOR**"), whose mailing address is 18001 Collins Avenue, 31<sup>st</sup> Floor, Sunny Isles, Florida 33160, and **EDIFICIO ROSTOWER, S.L.U., A SPANISH LIMITED LIABILITY COMPANY**, (the "**GRANTEE**") whose mailing address is **C/O Serber & Associates, P.A., 2875 NE 191 Street, Suite 801, Aventura, Florida 33180**.

(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.)

#### WITNESSETH:

**THAT GRANTOR**, for and in consideration of the sum of Ten and NO/100 dollars (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by GRANTEE, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, the real property hereinafter described, and rights and interest in said real property located in Miami Dade County, Florida, to wit:

**Unit 4705 of 18555 Collins Avenue Condominium, a Condominium, according to the Declaration of Condominium thereof, recorded on December 13, 2012 in Official Records Book 28399, Page 2439, of the Public Records of Miami Dade County, Florida, and all amendments thereto, together with its undivided share in the common elements.**

This conveyance is subject to the following:

1. Real estate taxes for the year **2020**, and subsequent years.
2. Conditions, covenants, restrictions, reservations, limitations and easements of record; however, this provision shall not operate to reimpose same.
3. The Declaration of Condominium, Articles of Incorporation, By-Laws, Rules and Regulations, and the Exhibits attached thereto of **18555 Collins Avenue Condominium, a Condominium**, and all amendments thereto.
4. Existing applicable government building and zoning laws and other governmental regulations.

**AND GRANTOR** hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed the day and year first above written.

Signed and delivered in our presence:

18555 Developers LLC, a Florida limited liability company

Print Name: YONAS ALVAREZ

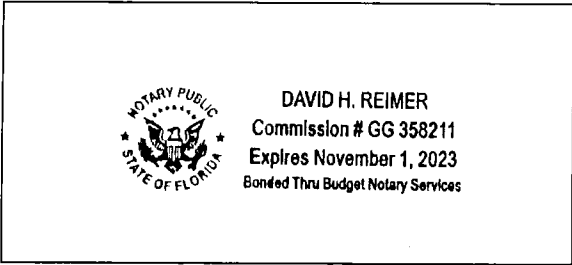
By: Gil Dezer, Manager

Print Name: Solange M. Bello

STATE OF FLORIDA )
) SS:
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 21st day of November, 2019, by Gil Dezer as Manager of 18555 Developers LLC, a Florida limited liability company, on behalf of the company, who [x] is personally known to me or [ ] produced his driver's license as identification.

NOTARY SEAL:



[Signature]
Notary Public, State of Florida