

This Document Prepared By and to be returned to:

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c/o Vivian de las Cuevas-Diaz, Esq.
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Parcel ID Number:

03-4117-060-0010, 03-4117-060-0020, 03-4117-060-0030,
03-4117-060-0040, 03-4117-060-0050, 03-4117-060-0060,
03-4117-060-0070 & 03-4117-060-0080

Warranty Deed

This Indenture, made this _____ day of _____, 2023, between, **City of Coral Gables, a municipal corporation organized under the laws of the State of Florida, as Termination Trustee, Grantor**, whose address is 405 Biltmore Way, Coral Gables, FL 33134, and **City of Coral Gables, a municipal corporation organized under the laws of the State of Florida, as Grantee**, whose address is: 405 Biltmore Way, Coral Gables, FL 33134.

Witnessed that the GRANTOR for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Miami-Dade**, State of **Florida** to wit:

Lots 15, 16, 17, 18 and 19, Block 4, CORAL GABLES BILTMORE SECTION, according to plat thereof as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida.

FORMERLY KNOWN AS:

Units 100, 101, 103, 107, 201, 202, 203 and 204 of 427 BILTMORE WAY CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 25308, Page 2350, of the Public Records of Miami-Dade County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Street Address: 427 Biltmore Way - Units 100, 101, 103, 107, 201, 202, 203 & 204, Coral Gables, FL 33134

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, provided the foregoing will not reimpose the same; conditions, restrictions, easements, covenants, assessments, liens, terms and limitations set forth in the Declaration of Condominium for 427 Biltmore Way Condominium and all exhibits attached thereto recorded in Official Records Book 25308, Page 2350, of the Public Records of Miami-Dade County, Florida, and all exhibits thereto, as amended and/or supplemented from time to time (the "Declaration").

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

City of Coral Gables, a Florida municipal corporation organized under the laws of the State of Florida

Printed Name: _____
Witness

By: _____
Peter Iglesias, City Manager

Printed Name: _____
Witness

APPROVED AS TO FORM AND CORRECTNESS:

ATTEST:

By: _____
Cristina Suarez, City Attorney

By: _____
Billy Y. Urquia, City Clerk

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to and subscribed before me by means of [] physical presence or [] online notarization, this ___ day of _____, 2023, by Peter Iglesias, as City Manager of The City of Coral Gables, a municipal corporation organized under the laws of the State of Florida, on behalf of the City, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]

Print Name: _____
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____