

Gables
Estates
LandSales



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

| Property Information: | |
|-----------------------|---|
| Folio | 03-4132-019-0660 |
| Property Address | 2 LEUCADENDRA DR |
| Owner Name(s) | 2 LEUCADENDRA LLC |
| Mailing Address | 2 LEUCADENDRA DRIVE CORAL GABLES FL 33156 |
| Primary Zone | 0100 |
| Use Code | 0001 |
| Beds/Baths/Half | 5/5/0 |
| Floors | 1 |
| Living Units | 1 |
| Adj. Sq. Footage | 5,295 |
| Lot Size | 51,637 SQ FT |
| Year Built | 1964 |
| Legal Description | 32 54 41 GABLES ESTATES NO 2 PB 60-37 LOT 28 BLK B LOT SIZE 51637 SQ FT COC 25053-4195 12 2006 5 OR 28103-0006 0412 11 |



Aerial Photography 2010

| Assessment Information: | | |
|-------------------------|-------------|-------------|
| | Current | Previous |
| Year | 2012 | 2011 |
| Land Value | \$5,241,156 | \$5,241,156 |
| Building Value | \$263,177 | \$441,718 |
| Market Value | \$5,504,333 | \$5,682,874 |
| Assessed Value | \$5,504,333 | \$5,682,874 |

| Exemption Information: | | |
|------------------------|---------|----------|
| | Current | Previous |
| Year | 2012 | 2011 |
| Homestead | \$0 | \$0 |
| 2nd Homestead | \$0 | \$0 |
| Senior | \$0 | \$0 |
| Veteran Disability | \$0 | \$0 |
| Civilian Disability | \$0 | \$0 |
| Widow(er) | \$0 | \$0 |

| Taxable Value Information: | | |
|----------------------------|-------------------|-------------------|
| | Current | Previous |
| Year | 2012 | 2011 |
| | Exemption/Taxable | Exemption/Taxable |
| County | \$0 / \$5,504,333 | \$0 / \$5,682,874 |
| School Board | \$0 / \$5,504,333 | \$0 / \$5,682,874 |
| City | \$0 / \$5,504,333 | \$0 / \$5,682,874 |
| Regional | \$0 / \$5,504,333 | \$0 / \$5,682,874 |

| Sale Information: | | | |
|-------------------|--------|---------------------|---|
| Date | Amount | Recording Book-Page | Qualification Code |
| 4/2012 | \$100 | 28103-0006 | Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order. |

| | | | |
|---------|-------------|------------|---|
| 7/2011 | \$0 | 27768-2883 | Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order. |
| 7/2011 | \$5,150,000 | 27768-2878 | Sales qualified as a result of examination of the deed |
| 8/2006 | \$0 | 25053-4195 | Sales which are disqualified as a result of examination of the deed |
| 12/2005 | \$0 | 25053-4198 | Sales which are disqualified as a result of examination of the deed |
| 12/2003 | \$0 | 25053-4204 | Sales which are disqualified as a result of examination of the deed |
| 12/2003 | \$0 | 25053-4201 | Sales which are disqualified as a result of examination of the deed |
| 12/2003 | \$0 | 21958-4982 | Sales which are disqualified as a result of examination of the deed |
| 12/2003 | \$0 | 21958-4981 | Sales which are disqualified as a result of examination of the deed |
| 12/2003 | \$0 | 21958-4980 | Sales which are disqualified as a result of examination of the deed |
| 12/2003 | \$0 | 21958-4979 | Sales which are disqualified as a result of examination of the deed |
| 12/2003 | \$0 | 21958-4978 | Sales which are disqualified as a result of examination of the deed |
| 6/2002 | \$0 | 22355-3117 | Sales which are disqualified as a result of examination of the deed |
| 6/2002 | \$0 | 21833-2144 | Sales which are disqualified as a result of examination of the deed |
| 6/2002 | \$0 | 00000-0000 | Sales which are disqualified as a result of examination of the deed |
| 6/2002 | \$0 | 00000-0000 | Sales which are disqualified as a result of examination of the deed |
| 5/2002 | \$0 | 21833-2106 | Sales which are disqualified as a result of examination of the deed |

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>.

Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Monday, August 27, 2012



CFN 2011R0492586
 OR Bk 27768 Pgs 2878 - 2882 (5pgs)
 RECORDED 07/26/2011 11:23:57
 DEED DOC TAX 30,900.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by
 Louis L. LaFontaine, Jr.
 3121 Commodore Plaza, Suite 301
 Miami, FL 33133

Folio No. 03-41-32-019-0660

WARRANTY DEED

This Indenture made this 25th day of July 2011, between R. Eric Thyrré, Peter C. Thyrré, Kristina K. Thyrré, and Alec G. Thyrré, each, individually and as Co-Trustees under Trust A under the Rolf G. Thyrré Living Trust Agreement dated December 28, 1995, (hereinafter collectively called "Grantors") and Angel L. Souto and Margarita Souto, his wife, whose address 2 Leucadendra Dr., Coral Gables, 33156 Florida (hereinafter called "Grantees").

WITNESSETH

That the Grantors, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to said Grantors in hand paid by said Grantees, the receipt of which is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs and assigns forever, the following-described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 28 in Block "B" of GABLES ESTATES NUMBER 2 SUBDIVISION, according to the Plat thereof recorded in Plat Book 60, at Page 37, of the Public Records of Miami-Dade County, Florida.

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

Subject to: Taxes for the current year and subsequent years; applicable zoning ordinances; and conditions, restrictions, limitations, easements of record, none of which are intended to be reimpose by this conveyance.

The above described real property is not the homestead, residence or domicile of any of the Grantors, or any of them.. The Grantors' homestead addresses are shown below

IN WITNESS WHEREOF, Grantors has hereunto set his hand and seal the day and year first above written.

WITNESSES:

Signature: *Ileana La Fontaine*
 Printed Name: Ileana La FONTAINE

Signature: *Louis L. LaFontaine, Jr.*
 Printed Name: LOUIS L. LA FONTAINE, JR.

Signature: *Dorothy J. McCullough*
 Printed Name: DOROTHY J. McCullough

Signature: *Ana Sango*
 Printed Name: Ana Sango

R. Eric Thyrré
 R. Eric Thyrré, individually and as Co-Trustee under Trust A under the Rolf G. Thyrré Living Trust Agreement dated December 28, 1995
 12301 SW 69 Ct., Miami, FL 33156

Peter C. Thyrré
 Peter C. Thyrré, individually and as Co-Trustee under Trust A under the Rolf G. Thyrré Living Trust Agreement dated December 28, 1995
 112 Lakeshore Drive
 N. Palm Beach, FL 33408

Signature: [Handwritten Signature]
Printed Name: Dorothy Wilkins

Signature: [Handwritten Signature]
Printed Name: Erica Lisa

Signature: [Handwritten Signature]
Printed Name: Ileana La Fontisee

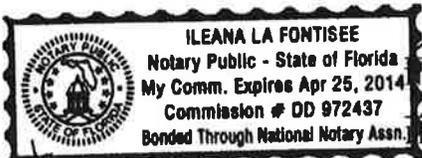
Signature: [Handwritten Signature]
Printed Name: LOUIS L. LA FONTISEE, JR

[Handwritten Signature]
Kristina K. Thyre, individually and
as Co-Trustee under Trust A under the Rolf
G. Thyre Living Trust Agreement dated
December 28, 1995
1712 Tanglewood Dr. NE, St. Petersburg, FL 33702

[Handwritten Signature]
Alec G. Thyre, individually and
as Co-Trustee under Trust A under the Rolf
G. Thyre Living Trust Agreement dated
December 28, 1995
743 Jeronimo Dr. Coral Gables, 33146

State of Florida)
County of Miami-Dade)

The foregoing Warranty Deed was acknowledged before me by R. Eric Thyre, individually and as Co-Trustee under Trust A under the Rolf G. Thyre Living Trust Agreement dated December 28, 1995. He is personally known to me or did produce _____ as identification and did/did not take an oath this 21 day of July, 2011.

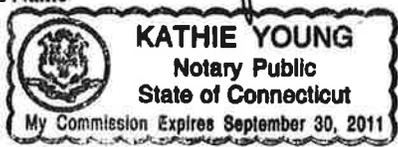


[Handwritten Signature]
Notary Public, State of Florida
Ileana La FONTISEE
Printed Name

State of Connecticut
County of Fairfield)

The foregoing Warranty Deed was acknowledged before me by Peter C. Thyre, individually and as Co-Trustee under Trust A under the Rolf G. Thyre Living Trust Agreement dated December 28, 1995. He is personally known to me or did produce FL Drivers license as identification and did/did not take an oath this 19 day of July, 2011.

[Handwritten Signature]
Notary Public, State of Connecticut
Kathie Young
Printed Name



State of Florida
County of P. Collier

The foregoing Warranty Deed was acknowledged before me by Kristina K. Thyrré, individually and as Co-Trustee under Trust A under the Rolf G. Thyrré Living Trust Agreement dated December 28, 1995. She is personally known to me or did produce FL Doc T600511-59-959-1 as identification and did/did not take an oath this 20th day of July, 2011.



[Signature]
Notary Public, State of Florida

Dorothy Willits
Printed Name

State of Florida
County of Miami-Dade)

The foregoing Warranty Deed was acknowledged before me by Alec G. Thyrré, individually and as Co-Trustee under Trust A under the Rolf G. Thyrré Living Trust Agreement dated December 28, 1995. He is personally known to me or did produce _____ as identification and did/did not take an oath this 21 day of July, 2011.

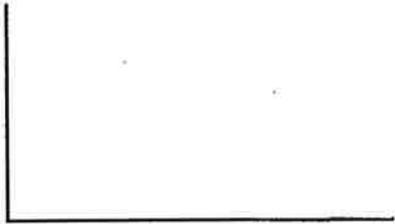
[Signature]
Notary Public, State of Florida

Ileana La Fontisee
Printed Name



Instrument Prepared By:

Mathleen Richardson
Secretary to the Board of Governors
Gables Estate Club, Inc.
Post Office Box 393
South Miami, Florida 33243-393



Reserved for Recorder

**WAIVER OF OPTION TO PURCHASE AND
ACCEPTANCE FOR MEMBERSHIP IN
GABLES ESTATES CLUB, INC.**

GABLES ESTATES CLUB, INC., a Florida not-for-profit Florida corporation, as assignee under the Assignment recorded in Official Records Book 6286, Page 436, from ARTHUR V. DAVIS COMPANY, a Florida corporation, hereby waives its option to purchase as contained in Paragraph 15 of the Declaration of Protective Covenants recorded in:

GABLES ESTATES NO. 2, Official Records Book 467, Page 106, as amended in Official Record Book 3424, Page 434, and Official Record Book 4826, Page 142 of the Public Records of Dade County, Florida; and

GABLES ESTATES NO. 3, Official Records Book 579, Page 1, as amended in Official Record Book 3424, Page 432, and Official Record Book 4826, Page 142 of the Public Records of Dade County, Florida; and

GABLES ESTATES NO. 4, Official Records Book 3001, Page 734, as amended in Official Record Book 4826, Page 142 of the Public Records of Dade County, Florida; and

COCOPLUM SECTION ONE, of Block 1, Lots 14 through 21, according to the Plat thereof, recorded in Plat Book 99, at page 39, of the Public Records of Dade County, Florida; and

COCOPLUM SECTION TWO, of Block 12, Plat "A" thereof, recorded in Plat Book 114 at Page 2, all of the Public Records of Dade County, Florida,

with respect only to the sale of Lot 28, Block 4B, in GABLES ESTATES No. 2, according to the Plat thereof, as recorded in Plat Book 60, at Page 37, of the Public Records of Dade County, Florida to ANGEL L. SOUTO AND MARGARITA SOUTO, his wife, without waiving or impairing its option pursuant to said paragraph as to any future sale.

ANGEL L. SOUTO, having duly complied with the requirements for membership in the GABLES ESTATES CLUB, INC., as set forth in Article IV of the GABLES ESTATES CLUB, INC.'s Bylaws, was accepted as a (~~new~~) voting member of GABLES ESTATES CLUB, INC., on July 22, 2011.

EXECUTED at Coral Gables, Florida, this 22 day of July, 2011.

Signed, sealed and delivered
in the presence of:

Mathleen Richardson

GABLES ESTATES CLUB, INC.

By:

[Signature] (Vice) President

Attest:

[Signature]
Corporate Seal

STATE OF FLORIDA)
):ss
COUNTY OF DADE)

OR BK 27768 PG 2882
LAST PAGE

The foregoing instrument was acknowledged before me this 22 day of July, 2011 by Rene Guerra, Jr., as President, and Bill Box as Secretary, of GABLES ESTATES CLUB, INC., a Florida not-for-profit corporation, on behalf of the corporation, "who are personally known to me" (or who have produced as identification) and who did not take an oath.



A handwritten signature in cursive script that reads "Kathleen Richardson".

Notary Public, STATE OF FLORIDA

Print Name: Kathleen Richardson,
Executive Administrator to the
Board of Governors



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

| Property Information: | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|---|-------------|---------|----------|------|------|------|------------|-------------|-------------|----------------|-----------|-----------|--------------|-------------|-------------|--------------------|-------------|-------------|---------------------|-----|-----|-----------|-----|-----|
| Folio | 03-4132-019-0550 | | | | | | | | | | | | | | | | | | | | | | | | |
| Property Address | 197 LEUCADENDRA DR | | | | | | | | | | | | | | | | | | | | | | | | |
| Owner Name(s) | 197 LEUCADENDRA LLC | | | | | | | | | | | | | | | | | | | | | | | | |
| Mailing Address | 2600 DOUGLAS RD # 1104 CORAL GABLES FL 33134 | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary Zone | 0100 | | | | | | | | | | | | | | | | | | | | | | | | |
| Use Code | 0001 | | | | | | | | | | | | | | | | | | | | | | | | |
| Beds/Baths/Half | 3/4/1 | | | | | | | | | | | | | | | | | | | | | | | | |
| Floors | 2 | | | | | | | | | | | | | | | | | | | | | | | | |
| Living Units | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| Adj. Sq. Footage | 5,050 | | | | | | | | | | | | | | | | | | | | | | | | |
| Lot Size | 37,462 SQ FT | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Built | 1980 | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description | 32 54 41 GABLES ESTATES NO 2 PB 60-37 LOT 17 BLK B LOT SIZE 37462 SQ FT COC 21882-1651 12 2003 6 OR 28058-3752 0312 01 | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment Information: | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Previous</th> </tr> </thead> <tbody> <tr> <td>Year</td> <td>2012</td> <td>2011</td> </tr> <tr> <td>Land Value</td> <td>\$3,802,393</td> <td>\$3,802,393</td> </tr> <tr> <td>Building Value</td> <td>\$702,629</td> <td>\$706,443</td> </tr> <tr> <td>Market Value</td> <td>\$4,505,022</td> <td>\$4,508,836</td> </tr> <tr> <td>Assessed Value</td> <td>\$4,213,191</td> <td>\$4,090,477</td> </tr> </tbody> </table> | | Current | Previous | Year | 2012 | 2011 | Land Value | \$3,802,393 | \$3,802,393 | Building Value | \$702,629 | \$706,443 | Market Value | \$4,505,022 | \$4,508,836 | Assessed Value | \$4,213,191 | \$4,090,477 | | | | | | |
| | Current | Previous | | | | | | | | | | | | | | | | | | | | | | | |
| Year | 2012 | 2011 | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value | \$3,802,393 | \$3,802,393 | | | | | | | | | | | | | | | | | | | | | | | |
| Building Value | \$702,629 | \$706,443 | | | | | | | | | | | | | | | | | | | | | | | |
| Market Value | \$4,505,022 | \$4,508,836 | | | | | | | | | | | | | | | | | | | | | | | |
| Assessed Value | \$4,213,191 | \$4,090,477 | | | | | | | | | | | | | | | | | | | | | | | |
| Exemption Information: | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Previous</th> </tr> </thead> <tbody> <tr> <td>Year</td> <td>2012</td> <td>2011</td> </tr> <tr> <td>Homestead</td> <td>\$25,000</td> <td>\$25,000</td> </tr> <tr> <td>2nd Homestead</td> <td>\$25,000</td> <td>\$25,000</td> </tr> <tr> <td>Senior</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Veteran Disability</td> <td>\$0</td> <td></td> </tr> <tr> <td>Civilian Disability</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Widow(er)</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table> | | Current | Previous | Year | 2012 | 2011 | Homestead | \$25,000 | \$25,000 | 2nd Homestead | \$25,000 | \$25,000 | Senior | \$0 | \$0 | Veteran Disability | \$0 | | Civilian Disability | \$0 | \$0 | Widow(er) | \$0 | \$0 |
| | Current | Previous | | | | | | | | | | | | | | | | | | | | | | | |
| Year | 2012 | 2011 | | | | | | | | | | | | | | | | | | | | | | | |
| Homestead | \$25,000 | \$25,000 | | | | | | | | | | | | | | | | | | | | | | | |
| 2nd Homestead | \$25,000 | \$25,000 | | | | | | | | | | | | | | | | | | | | | | | |
| Senior | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | |
| Veteran Disability | \$0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Civilian Disability | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | |
| Widow(er) | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | |



Aerial Photography 2010

| Taxable Value Information: | | | |
|----------------------------|------------------------|---------------------|--|
| | Current | | Previous |
| Year | 2012 | | 2011 |
| | Exemption/Taxable | | Exemption/Taxable |
| County | \$50,000 / \$4,163,191 | | \$50,000 / \$4,040,477 |
| School Board | \$25,000 / \$4,188,191 | | \$25,000 / \$4,065,477 |
| City | \$50,000 / \$4,163,191 | | \$50,000 / \$4,040,477 |
| Regional | \$50,000 / \$4,163,191 | | \$50,000 / \$4,040,477 |
| Sale Information: | | | |
| Date | Amount | Recording Book-Page | Qualification Code |
| 3/2012 | \$4,400,000 | 28058-3752 | Sales qualified as a result of examination of the deed |
| 12/2003 | \$3,500,000 | 21882-1651 | Other disqualified |
| 4/1979 | \$265,000 | 10372-1477 | Sales which are qualified |

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Monday, August 27, 2012

Prepared by and return to:
Kevin S. Grossfeld, Attorney at Law
Arnstein & Lehr, LLP
201 Alhambra Circle, Suite 601
Coral Gables, FL 33134
305-357-1001
File Number: 12376

Parcel Identification No. 03-4132-019-0550

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 29th day of March, 2012 between Francisco A. Mendez and Isabel Gutierrez Mendez a/k/a Isabel G. Mendez, husband and wife whose post office address is 9100 Southwest 57 Avenue, Miami, FL 33156 grantor*, and 197 LEUCADENDRA, LLC, a Florida limited liability company whose post office address is 2600 Douglas Road, #1104, Coral Gables, FL 33134, 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 Miami-Dade County, Florida, to-wit:

Lot 17, Block B, of GABLES ESTATES NUMBER 2, according to the Plat thereof, as recorded in Plat Book 60, Page 37, of the Public Records of Miami-Dade County, Florida.

This conveyance is subject to:

1. Real Estate taxes for the year 2012, and subsequent years.
2. Restrictions, limitations, covenants, dedications and easements of record; but this provision shall not operate to reimpose same.
3. Zoning laws and other governmental regulations.

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

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 hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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, 2011.

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

Continued on next page

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:

Lillian M. Moreno
Witness Name: Lillian M. Moreno
Irma Norman
Witness Name: Irma Norman

Francisco A. Mendez (Seal)
Francisco A. Mendez

Lillian M. Moreno
Witness Name: Lillian M. Moreno
Irma Norman
Witness Name: Irma Norman

Isabel Gutierrez Mendez (Seal)
Isabel Gutierrez Mendez a/k/a Isabel G. Mendez

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 29th day of March, 2012 by Francisco A. Mendez and Isabel Gutierrez Mendez a/k/a Isabel G. Mendez, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Lillian M. Moreno
Notary Public

Printed Name: _____
Commission Expires: _____



Instrument Prepared By:

Kathleen Richardson
Executive Administrator to the Board of Governors
Gables Estate Club, Inc.
Post Office Box 393
South Miami, Florida 33243-393

Recorder

Reserved for

**WAIVER OF OPTION TO PURCHASE AND
ACCEPTANCE FOR MEMBERSHIP IN
GABLES ESTATES CLUB, INC.**

GABLES ESTATES CLUB, INC., a Florida not-for-profit Florida corporation, as assignee under the Assignment recorded in Official Records Book 6286, Page 436, from ARTHUR V. DAVIS COMPANY, a Florida corporation, hereby waives its option to purchase as contained in Paragraph 15 of the Declaration of Protective Covenants recorded in:

- GABLES ESTATES NO. 2, Official Records Book 467, Page 106, as amended in Official Record Book 3424, Page 434, and Official Record Book 4826, Page 142 of the Public Records of Dade County, Florida; and
- GABLES ESTATES NO. 3, Official Records Book 579, Page 1, as amended in Official Record Book 3424, Page 432, and Official Record Book 4826, Page 142 of the Public Records of Dade County, Florida; and
- GABLES ESTATES NO. 4, Official Records Book 3001, Page 734, as amended in Official Record Book 4826, Page 142 of the Public Records of Dade County, Florida; and
- COCOPLUM SECTION ONE, of Block 1, Lots 14 through 21, according to the Plat thereof, recorded in Plat Book 99, at page 39, of the Public Records of Dade County, Florida; and
- COCOPLUM SECTION TWO, of Block 12, Plat "A" thereof, recorded in Plat Book 114 at Page 2, all of the Public Records of Dade County, Florida,

with respect only to the sale of Lot 17, Block B, in Gables Estates Number 2, according to the Plat thereof, as recorded in Plat Book 65, at Page 66, of the Public Records of Dade County, Florida to 197 LEUCADENDRA, LLC, a Florida limited liability company, without waiving or impairing its option pursuant to said paragraph as to any future sale.

MIGUEL A. DUENAS, having duly complied with the requirements for membership in the GABLES ESTATES CLUB, INC., as set forth in Article IV of the GABLES ESTATES CLUB, Inc.'s Bylaws, will be accepted as a voting member of GABLES ESTATES CLUB, INC., on MARCH 28, 2012.

EXECUTED at Coral Gables, Florida, this MARCH 28, 2012.

Signed, sealed and delivered
in the presence of:

Roberto Alfaro
Kathleen Richardson

GABLES ESTATES CLUB, INC

By: [Signature]

President

Attest: [Signature]

Corporate Seal

STATE OF FLORIDA)
):ss
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this March 28, 2012 by Rene Guerra, Jr., as President, and Bill Box as Secretary, of GABLES ESTATES CLUB, INC., a Florida not-for-profit corporation, on behalf of the corporation, who are personally known to me (or who have produced _____ as identification) and who did not take an oath.

My Commission Expires:



Notary Public, STATE OF FLORIDA

Print Name: Kathleen Richardson,
Executive Administrator to the
Board of Governors





MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

| Property Information: | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|--|-------------|---------|----------|------|------|------|------------|-------------|-------------|----------------|-----------|-------------|--------------|-------------|-------------|--------------------|-------------|-------------|---------------------|-----|-----|-----------|-----|-----|
| Folio | 03-4132-019-0540 | | | | | | | | | | | | | | | | | | | | | | | | |
| Property Address | 225 LEUCADENDRA DR | | | | | | | | | | | | | | | | | | | | | | | | |
| Owner Name(s) | GUILLERMO QUIRCH MARIANA P QUIRCH | | | | | | | | | | | | | | | | | | | | | | | | |
| Mailing Address | 225 LEUCADENDRA DR CORAL GABLES FL 33156 | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary Zone | 0100 | | | | | | | | | | | | | | | | | | | | | | | | |
| Use Code | 0001 | | | | | | | | | | | | | | | | | | | | | | | | |
| Beds/Baths/Half | 4/4/1 | | | | | | | | | | | | | | | | | | | | | | | | |
| Floors | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| Living Units | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| Adj. Sq. Footage | 6,991 | | | | | | | | | | | | | | | | | | | | | | | | |
| Lot Size | 43,560 SQ FT | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Built | 1972 | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description | 32 54 41 GABLES ESTATES NO 2 PB 60-37 LOT 16 BLK B LOT SIZE 43560 SQ FT OR 19215-0811 07 2000 1 OR 27766-3414 0711 01 | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment Information: | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Previous</th> </tr> </thead> <tbody> <tr> <td>Year</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2011</td> </tr> <tr> <td>Land Value</td> <td style="text-align: right;">\$3,963,960</td> <td style="text-align: right;">\$3,963,960</td> </tr> <tr> <td>Building Value</td> <td style="text-align: right;">\$443,385</td> <td style="text-align: right;">\$1,446,530</td> </tr> <tr> <td>Market Value</td> <td style="text-align: right;">\$4,407,345</td> <td style="text-align: right;">\$5,410,490</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: right;">\$4,407,345</td> <td style="text-align: right;">\$3,230,936</td> </tr> </tbody> </table> | | Current | Previous | Year | 2012 | 2011 | Land Value | \$3,963,960 | \$3,963,960 | Building Value | \$443,385 | \$1,446,530 | Market Value | \$4,407,345 | \$5,410,490 | Assessed Value | \$4,407,345 | \$3,230,936 | | | | | | |
| | Current | Previous | | | | | | | | | | | | | | | | | | | | | | | |
| Year | 2012 | 2011 | | | | | | | | | | | | | | | | | | | | | | | |
| Land Value | \$3,963,960 | \$3,963,960 | | | | | | | | | | | | | | | | | | | | | | | |
| Building Value | \$443,385 | \$1,446,530 | | | | | | | | | | | | | | | | | | | | | | | |
| Market Value | \$4,407,345 | \$5,410,490 | | | | | | | | | | | | | | | | | | | | | | | |
| Assessed Value | \$4,407,345 | \$3,230,936 | | | | | | | | | | | | | | | | | | | | | | | |
| Exemption Information: | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Previous</th> </tr> </thead> <tbody> <tr> <td>Year</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2011</td> </tr> <tr> <td>Homestead</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$25,000</td> </tr> <tr> <td>2nd Homestead</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$25,000</td> </tr> <tr> <td>Senior</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Veteran Disability</td> <td style="text-align: right;">\$0</td> <td></td> </tr> <tr> <td>Civilian Disability</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Widow(er)</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> </tbody> </table> | | Current | Previous | Year | 2012 | 2011 | Homestead | \$0 | \$25,000 | 2nd Homestead | \$0 | \$25,000 | Senior | \$0 | \$0 | Veteran Disability | \$0 | | Civilian Disability | \$0 | \$0 | Widow(er) | \$0 | \$0 |
| | Current | Previous | | | | | | | | | | | | | | | | | | | | | | | |
| Year | 2012 | 2011 | | | | | | | | | | | | | | | | | | | | | | | |
| Homestead | \$0 | \$25,000 | | | | | | | | | | | | | | | | | | | | | | | |
| 2nd Homestead | \$0 | \$25,000 | | | | | | | | | | | | | | | | | | | | | | | |
| Senior | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | |
| Veteran Disability | \$0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Civilian Disability | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | |
| Widow(er) | \$0 | \$0 | | | | | | | | | | | | | | | | | | | | | | | |



Aerial Photography 2010

| Taxable Value Information: | | | |
|----------------------------|-------------------|---------------------|--|
| | Current | | Previous |
| Year | 2012 | | 2011 |
| | Exemption/Taxable | | Exemption/Taxable |
| County | \$0 / \$4,407,345 | | \$50,000 / \$3,180,936 |
| School Board | \$0 / \$4,407,345 | | \$25,000 / \$3,205,936 |
| City | \$0 / \$4,407,345 | | \$50,000 / \$3,180,936 |
| Regional | \$0 / \$4,407,345 | | \$50,000 / \$3,180,936 |
| Sale Information: | | | |
| Date | Amount | Recording Book-Page | Qualification Code |
| 7/2011 | \$4,750,000 | 27766-3414 | Sales qualified as a result of examination of the deed |
| 7/2000 | \$2,900,000 | 19215-0811 | Sales which are qualified |
| 12/1985 | \$1,000,000 | 12735-2360 | Sales which are qualified |
| 5/1972 | \$79,900 | 00000-0000 | Sales which are qualified |

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>.

Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov



CFN 2011R0488292
OR Bk 27766 Pgs 3414 - 3417 (4pgs)
RECORDED 07/22/2011 15:43:32
DEED DDC TAX 28,500.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by
Louis L. LaFontisee, Jr.
3121 Commodore Plaza, Suite 301
Miami, FL 33133

FOLIO NO. 0341320190540

WARRANTY DEED

This Indenture made this 14 day of JULY 2011, between W. Scott Piper, a single man, and Gillette Piper, a single woman, (hereinafter called "Grantors") and Guillermo Quirch and Mariana P. Quirch, husband and wife, whose address is 225 Leucadendra, FL 33156 (hereinafter called "Grantees").

WITNESSETH

That the Grantors, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to said Grantors in hand paid by said Grantees, the receipt of which is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantee's heirs and assigns forever, the following-described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 16, in Block "B", of GABLES ESTATES NUMBER 2, according to the Plat thereof, recorded in Plat Book 60, Page 37, of the Public Records of Miami-Dade County, Florida.

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

Subject to taxes for the current year and subsequent years, conditions, restrictions, limitations, easements of record, if any, without reimposing same and applicable zoning ordinances.

IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Signature: Ileana La Fontisee
Printed Name: Ileana La FONTISEE

W Scott Piper
W. Scott Piper
Address: 2645 Bayshore Dr. # 1504
Miami, FL 33133

Signature: Louis L La Fontisee, Jr
Printed Name: LOUIS L LA FONTISEE, JR

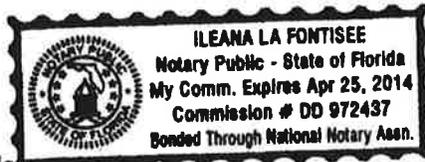
Gillette Piper
Gillette Piper
Address: 219 Ridgewood Road
Coral Gables, FL 33133

Signature: Ileana La Fontisee
Printed Name: Ileana La FONTISEE

Signature: Louis L La Fontisee, Jr
Printed Name: LOUIS L LA FONTISEE, JR

State of Florida
County of Miami-Dade

The foregoing Warranty Deed was acknowledged before me by W. Scott Piper. He is personally known to me or did produce _____ as identification and did/did not take an oath this 20 day of April, 2011.



Ileana La Fontisee
Notary Public, State of Florida
Printed Name

State of Florida
County of Miami-Dade

The foregoing Warranty Deed was acknowledged before me by Gillette Piper. She is personally known to me or did produce _____ as identification and did/did not take an oath this 14 day of July, 2011.



Ileana La Fontisee
Notary Public, State of Florida
Printed Name

DR BK 27766 PG 3417
LAST PAGE

The foregoing instrument was acknowledged before me this 7 day of ^{PK} ~~LAST PAGE~~ August by René Guerra, Jr., as President, and Bill Box as Secretary, of GABLES ESTATES CLUB, INC., a Florida not-for-profit corporation, on behalf of the corporation, "who are personally known to me" (or who have produced as identification) and who did not take an oath.

My Commission Expires:



Notary Public, STATE OF FLORIDA

Print Name: Kathleen Richardson,
Executive Administrator to the
Board of Governors

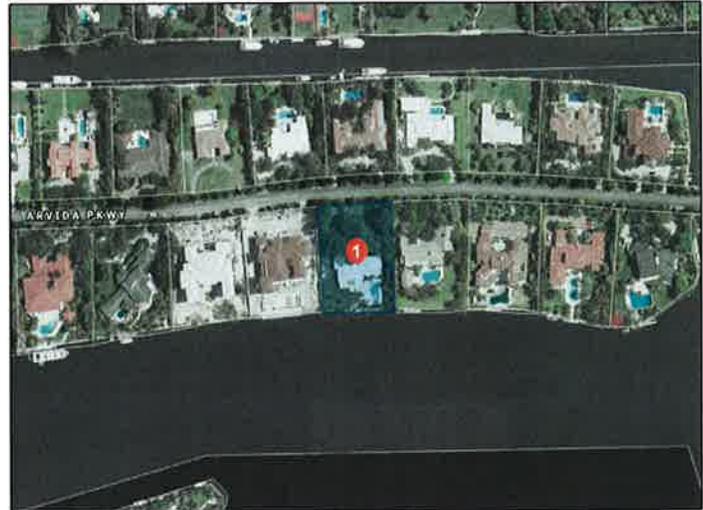




MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

| Property Information: | |
|-------------------------|---|
| Folio | 03-5105-002-0170 |
| Property Address | 480 ARVIDA PKWY |
| Owner Name(s) | EXITO LTD |
| Mailing Address | 480 ARVIDA PKWY CORAL GABLES FL 33156 |
| Primary Zone | 0100 |
| Use Code | 0001 |
| Beds/Baths/Half | 5/4/0 |
| Floors | 1 |
| Living Units | 1 |
| Adj. Sq. Footage | 4,410 |
| Lot Size | 41,382 SQ FT |
| Year Built | 1966 |
| Legal Description | 5 55 41 GABLES ESTS NO 3 PB 65-66 LOT 19 BLK C LOT SIZE 41382 SQ FT OR 15392-1307 0292 1 OR 27876-1818 1011 01 |
| Assessment Information: | |
| | Current Previous |
| Year | 2012 2011 |
| Land Value | \$4,965,840 \$4,965,840 |
| Building Value | \$316,608 \$403,873 |
| Market Value | \$5,282,448 \$5,369,713 |
| Assessed Value | \$5,282,448 \$1,660,415 |
| Exemption Information: | |
| | Current Previous |
| Year | 2012 2011 |
| Homestead | \$0 \$25,000 |
| 2nd Homestead | \$0 \$25,000 |
| Senior | \$0 \$0 |
| Veteran Disability | \$0 \$0 |
| Civilian Disability | \$0 \$0 |
| Widow(er) | \$0 \$0 |



Aerial Photography 2010

| Taxable Value Information: | | | |
|----------------------------|-------------------|----------------------------|---|
| | Current | Previous | |
| Year | 2012 | 2011 | |
| | Exemption/Taxable | Exemption/Taxable | |
| County | \$0 / \$5,282,448 | \$50,000 / \$1,610,415 | |
| School Board | \$0 / \$5,282,448 | \$25,000 / \$1,635,415 | |
| City | \$0 / \$5,282,448 | \$50,000 / \$1,610,415 | |
| Regional | \$0 / \$5,282,448 | \$50,000 / \$1,610,415 | |
| Sale Information: | | | |
| Date | Amount | Recording Book-Page | Qualification Code |
| 8/2011 | \$100 | 27876-1816 | Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order. |
| 10/2011 | \$5,830,900 | 27876-1818 | Sales qualified as a result of examination of the deed |
| 2/1992 | \$1,400,000 | 15392-1307 | Sales which are qualified |

Disclaimer:

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Monday, August 27, 2012



CFN 2011R0730404
 DR Bk 27876 Pgs 1818 - 1819 (2pgs)
 RECORDED 10/28/2011 10:51:41
 DEED DOC TAX 34,985.40
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
 Donald E. Kubit, Esq.
 Fowler White Burnett P.A.
 1395 Brickell Ave., 14th Floor
 Miami, FL 33131

Property Appraisers Parcel
 Identification (Folio) Number
 # 03-5105-002-0170

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made and entered into this 24 day of October, 2011, between Fiduciary Trust International of the South, a Florida corporation, as Trustee of the Arthur B. Choate and Irena B. Choate 2011 Irrevocable Trust dated August 1, 2011, whose address is 200 South Biscayne Boulevard, Suite 3050, Miami, FL 33131, party of the first part, and Exito, Ltd., a British Virgin Islands business corporation whose address is 480 Arvida Parkway, Coral Gables, FL 33156, party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold, and does hereby transfer and convey unto the said party of the second part, its successors and assigns, the following described property:

Lot 19, Block C, of GABLES ESTATES NO. 3, according to the Plat thereof recorded in Plat Book 65, Page 66, of the Public Records of Miami-Dade County, Florida

THIS CONVEYANCE IS SUBJECT TO:

Real estate taxes and assessments for the year 2011 and all subsequent years, and conditions, limitations, covenants, easements and restrictions of record, if any, without intention to reimpose the same.

TOGETHER WITH all appurtenances thereunto belonging or in anywise appertaining;

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

AND the party of the first part hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and

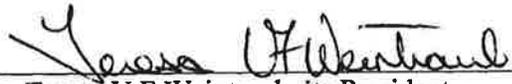
hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the said grantor, but no others.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand the day and year first above written.

Signed, sealed and delivered
in our presence:

Fiduciary Trust International of the South, a Florida
Corporation, as Trustee of the Arthur B. Choate and
Irena B. Choate 2011 Irrevocable Trust dated August 1,
2011




By: Teresa V F Weintraub, its President

Print Name: Michael Arroyave



Print Name: Khaleid Castelle

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this the 24 day of October, 2011, personally appeared Teresa V F Weintraub in her capacity as President of Fiduciary Trust International of the South, as Trustee of the Arthur B. Choate and Irena B. Choate 2011 Irrevocable Trust dated August 1, 2011, (X) who is personally known to me or () who has produced _____ as identification.

WITNESS my hand and seal in the County and State last aforesaid this 24th day of October, 2011.





Notary Public
My Commission expires: 7/6/2014



MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Honorable Pedro J. Garcia
Property Appraiser

| Property Information: | |
|----------------------------|---|
| Folio | 03-5105-002-0030 |
| Property Address | 585 ARVIDA PKWY |
| Owner Name(s) | JOSE ALBERTO ESPINOSA MARIA ELENA ESPINOSA |
| Mailing Address | 585 ARVIDA PKWY CORAL GABLES FL 33156 |
| Primary Zone | 0100 |
| Use Code | 0001 |
| Beds/Baths/Half | 4/4/2 |
| Floors | 2 |
| Living Units | 1 |
| Adj. Sq. Footage | 10,342 |
| Lot Size | 45,000 SQ FT |
| Year Built | 1998 |
| Legal Description | 5 55 41 GABLES ESTS NO 3 PB 65-66 LOT 5 BLK C LOT SIZE 45000 SQ FT OR 16787-0931 0595 1 COC 24368-1813 03 2006 1 |
| Assessment Information: | |
| | Current Previous |
| Year | 2012 2011 |
| Land Value | \$3,330,000 \$3,330,000 |
| Building Value | \$2,226,576 \$2,237,930 |
| Market Value | \$5,556,576 \$5,567,930 |
| Assessed Value | \$5,556,576 \$5,567,930 |
| Exemption Information: | |
| | Current Previous |
| Year | 2012 2011 |
| Homestead | \$25,000 \$25,000 |
| 2nd Homestead | \$25,000 \$25,000 |
| Senior | \$0 \$0 |
| Veteran Disability | \$0 \$0 |
| Civilian Disability | \$0 \$0 |
| Widow(er) | \$0 \$0 |



Aerial Photography 2010

| Taxable Value Information: | | | |
|----------------------------|------------------------|----------------------------|--|
| | Current | Previous | |
| Year | 2012 | 2011 | |
| | Exemption/Taxable | Exemption/Taxable | |
| County | \$50,000 / \$5,506,576 | \$50,000 / \$5,517,930 | |
| School Board | \$25,000 / \$5,531,576 | \$25,000 / \$5,542,930 | |
| City | \$50,000 / \$5,506,576 | \$50,000 / \$5,517,930 | |
| Regional | \$50,000 / \$5,506,576 | \$50,000 / \$5,517,930 | |
| Sale Information: | | | |
| Date | Amount | Recording Book-Page | Qualification Code |
| 3/2012 | \$5,860,000 | 28063-4452 | Sales qualified as a result of examination of the deed |
| 3/2006 | \$8,500,000 | 24368-1813 | Sales which are qualified |
| 8/2004 | \$5,400,000 | 22681-0053 | Sales which are qualified |
| 5/1995 | \$925,000 | 16787-0931 | Sales which are qualified |
| 5/1989 | \$665,000 | 14174-1970 | Sales which are qualified |
| 10/1988 | \$535,000 | 13902-3235 | Sales which are qualified |
| 10/1982 | \$600,000 | 11618-0001 | Sales which are qualified |
| 4/1980 | \$425,000 | 10726-0454 | Sales which are qualified |

| | | | |
|--------|----------|------------|---------------------------|
| 5/1972 | \$60,000 | 00000-0000 | Sales which are qualified |
|--------|----------|------------|---------------------------|

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Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov
GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Monday, August 27, 2012

THIS INSTRUMENT PREPARED BY:
Rodolfo Nuñez, Esq.
Rodolfo Nuñez, P.A.
6705 SW 57th Avenue, Ste 310
Miami, Florida 33143



CFN 2012R0247020
OR Bk 28063 Pg 44527 (1pg)
RECORDED 04/06/2012 13:26:04
DEED DOC TAX 35,160.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

RETURN TO:
William H. Albornoz, P.A. P.A.
901 Ponce de Leon Boulevard, Suite 603
Miami Beach, FL 33141

Property Appraisers Parcel Identification (Folio) Number: 03-5105-002-0030

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 30th day of March, 2012 by **Fernando Villacian and Tania Villacian, husband and wife**, whose post office address is 2801 SW 149 Ave., Suite 130, Miramar, Florida 33027 herein called the Grantors, to **Jose Alberto Espinosa and Maria Elena Espinosa, husband and wife** whose post office address is 585 Arvida Parkway, Coral Gables, FL 33156, hereinafter called the Grantees:

(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 Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 MIAMI-DADE County, State of Florida, viz.:

Lot 5, Block C. of GABLES ESTATES NUMBER 3, according to the Plat thereof, as recorded in Plat Book 65, at Page 66, of the Public Records of Miami-Dade County, Florida

Subject to easements, restrictions and reservations of record and taxes for the year 2012 and thereafter.

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.

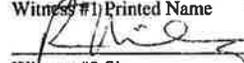
AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness #1 Signature
Megha M. Mahajan

Witness #1 Printed Name


Witness #2 Signature
Rodolfo Nuñez

Witness #2 Printed Name



Fernando Villacian


Tania Villacian

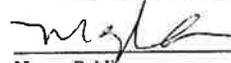
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 30th day of March, 2012, by Fernando Villacian and Tania Villacian who are personally known to me or have produced Driver's License as identification and did did not take an oath.

SEAL



My Commission Expires:



Notary Public
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Gables Estates Waterfront Lot for Sale

- ◆ No Bridges to Bay
- ◆ 180 Foot Seawall
- ◆ \$6,500,000

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