

**THIS INSTRUMENT PREPARED BY:**

**Patricia del Pino, Esq.**  
Venetian Title Services, Inc.  
7791 N.W. 46 Street, Ste 428  
Miami, Florida 33166

**AND RETURN TO:**

Independent Title of Fort Lauderdale, Inc.  
2929 E. Commercial Blvd, Ste 605  
Fort Lauderdale, FL 33308

Property Appraisers Parcel Identification (Folio) Number: 03-4120-006-0990

SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made this 24 day of June, 2022 by **Anthony Vinciguerra, a single man**, whose post office address is 3325 Charles Avenue, Miami, FL 33133, herein called the Grantor, to **Miami20th Investments, LLC, a Florida Limited Liability Company** whose post office address is 168 La Quinta Ave, Holmdel, NJ 07733, hereinafter called the Grantee:

*(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 grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in Miami-Dade County, State of Florida, viz.:

**Lot 16, Block 1-A, Combined and Supplemental Map of MacFarlane Homestead Plat and St. Albans Park, according to the map or plat thereof, as recorded in Plat Book 5, Pages(s) 81, of the Public Records of Miami-Dade County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2022 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, 2021.

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

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*

Witness #1 Signature

**LAURA GOMEZ**

Witness #1 Printed Name

*[Handwritten Signature]*

Witness #2 Signature

**Karina Fernandez**

Witness #2 Printed Name

*[Handwritten Signature]*

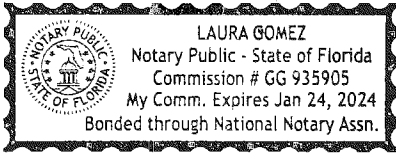
Anthony Vinciguerra

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 13 day of June, 2022, by Anthony Vinciguerra.

*[Handwritten Signature]*

Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification  
Produced: FLDL