

Prepared by:

Andrew E. Feldman, Esq.
Clear Title Services, Inc.
1111 Kane Concourse Suite 209
Bay Harbor Islands, FL 33154
305-865-5718
File Number: 22-0519 Alpha
Return to:
All Homes Title
Attn: Yurema Bouza
2470 NW 102 Place, Ste. 107
Doral, FL 33172
305-938-6784

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of June, 2022 between ALPHA 11 LLC, a Florida Limited Liability Company whose post office address is 1800 N. Bayshore Dr. #3907, Miami, FL 33132, grantor, and GIAG LLC, a Delaware Limited Liability Company whose post office address is 2530 Columbus Blvd., Coral Gables, FL 33134, grantee:

(Whenever 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, trusts and trustees)

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:

Unit No. 3311 of Quantum on the Bay Condominium No. One, Condominium, according to The Declaration of Condominium recorded in Official Records Book 26121, at Page 4375 and all amendments thereto, of the Public Records of Miami-Dade County, Florida, including an undivided interest in the common elements.

Parcel Identification Number: 01-3231-064-4390

SUBJECT TO:

- 1) Subject to Taxes for the year 2022 and subsequent years and all applicable zoning ordinances and governmental regulations.
- 2) Conditions, restrictions, limitations, and easements of record, if any, but without the intention of reimposing same.
- 3) All of the terms, conditions and provisions of the Declaration of Condominium above described, all exhibits attached thereto and all amendments thereto.



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, 2021**.

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:

ALPHA 11 LLC, a Florida Limited Liability Company

Martha Perez
Signed on 2022/06/10 10:14:43 AM

Witness Name: Martha Perez

By: Patrick Oliveira
Signed on 2022/06/10 10:16:07 AM

Patrick A. De Oliveira, Manager

Caridad Ceijas
Signed on 2022/06/10 10:15:07 AM

Witness Name: Caridad Ceijas

State of Florida
County of Miami-Dade

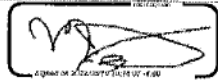
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of June, 2022 by Patrick A. De Oliveira, Manager of ALPHA 11 LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Notarial act performed by audio-visual communication

Notary Public



Printed Name: _____

My Commission Expires: _____

0A01845E-AE18-4372-BBBE-D0230A05DEA3 --- 2022/06/10 09:45:27 -5:00 --- Remote Notary



QUANTUM

ON THE BAY

GIAG LLC
1900 North Bayshore Drive
Miami, FL 33132

RE: QUANTUM ON THE BAY – PURCHASE APPROVAL

Quantum on the Bay Master Association acknowledges your purchase of **Unit # 3311** and payment of any monies due to the Association, are expected to be collected on or before the closing date of the sale.

SELLER: ALPHA 11 LLC

BUYER: GIAG LLC

Should you have any questions, please feel free to contact the Management Office at (786) 314-7459.

Respectfully,

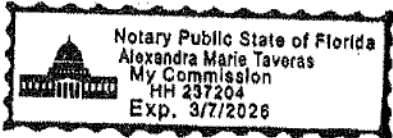


Signature

6/14/2022

Date

State of Florida, County of MIAMI-DADE. The foregoing instrument was acknowledged before me this 14th day of June 2022, by Edo Licina of DADE COUNTY personally known to me or () has produced Driver's License, as identification, executing the foregoing document voluntarily and under the authority vested in him/her by said corporation.



Notary Public Signature (Seal)
State of Florida at Large