

Prepared by  
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**Miami, FL 33137**  
**Return to:**  
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**701 Brickell Ave**  
**Suite 3300**  
**Miami FL 33131**  
**Attn: Rebecca Mendez, Esq.**

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## Warranty Deed

**This Warranty Deed** made this 19 day of August, 2016 between **FREE EXPERIENCE, INC, a FLORIDA CORPORATION**, whose post office address is C/O 4770 BISCAYNE BLVD # 1430, MIAMI FL 33137 grantor, and **FIUSA POMPANO BEACH LLC, a FLORIDA LIMITED LIABILITY COMPANY** whose post office address is 1055 NW 159 Dr., Miami Gardens, FL 33159, 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 **Broward County, Florida** to-wit:

**SEE EXHIBIT "A"**

**Parcel Identification Number: 4842-36-01-2490**

**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, 2015**.

**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:

*Charles Serraty*  
Witness: Charles Serraty

*Alex Ascanio*  
Witness: Alex Ascanio

FREE EXPERIENCE, INC a  
FLORIDA CORPORATION

*Perla Aydee Puentes Resendez*  
BY: PERLA AYDEE PUENTES  
RESENDEZ, PRESIDENT

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 19 day of August, 2016 by PERLA AYDEE PUENTES RESENDEZ, PRESIDENT OF FREE EXPERIENCE, INC, a FLORIDA CORPORATION, in behalf of the Corporation, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

*Alejandro J. Ascanio*  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

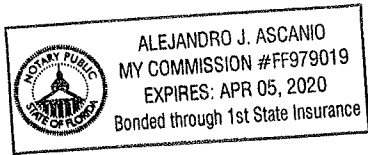


EXHIBIT "A"

A portion of Lots 7,8,9,10 and 11, Block 22, PINEHURST, according to the map or plat thereof as recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida, described as follows:

BEGIN at the southeast corner of said Lot 7, Block 22; thence S89°07'00"E, along the north line of Lot 11, a distance of 17.50 feet; thence S00°00'00"E, along a line 7.50 feet west of and parallel with the east line of said Lot 11, a distance of 50.00 feet to the south line of Lot 11; thence N89°07'00"W, along said south line of Lot 11, a distance of 91.20 feet to the east right-of-way of Federal Highway (US. 1), said; point being on the arc of a non-tangent curve, concave to the east, whose chord bears N00°09'15"W; thence northerly along said east right-of-way and along the arc of said curve having a radius of 49052.74 feet and a central angle of 00°12'37", a distance of 179.91 feet; thence N45°25'12"E, 7.01 feet to the south right-of-way of Atlantic Boulevard (State Road 814) and an intersection with a line lying 15 feet south of and parallel with the north line of said Lots 7 through 10; thence S89°07'00"E, along said south right-of-way and said parallel line, 69.19 feet to the east line of Lot 7; thence S00°00'00"E, along said east line 134.91 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Lots 12 and 13, LESS the west 7.5 feet thereof for alley and LESS the north 3 feet of Lot 12, all in Block 22, PINEHURST, according to the map or plat thereof as recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida.

Said lands situate in the City of Pompano Beach, Broward County, Florida.