

Prepared by:
Robert A. Brandt, Esq.
Robert A. Brandt, P.A.
696 NE 125th Street
North Miami, FL 33161

After recording return to:
Eric A. Gonzalez, Esq.
Roca Gonzalez, P.A.
3370 Mary Street
Miami, FL 33133
Tel. 305-859-6050

[Space above This Line for Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 6 day of March, 2015 between **Shore Square Properties, LLC, a Florida limited liability company** whose post office address is 696 NE 125th Street, North Miami, Florida 33161, grantor, and **Harbor Golden, Inc., a Florida corporation** whose post office address is 3370 Mary Street, Miami, Florida 33133, 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 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:

SEE EXHIBIT' A'

Parcel Identification Number: 11-3206-011-0060

Subject to valid easements, reservation and restrictions of record (without hereby reimposing same), governmental regulations and real property taxes for the current year and all subsequent years.

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

(Signatures 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:

CSJ
Witness Name: Carlos Segura

Lydia Novoa
Witness Name: Lydia Novoa

Shore Square Properties, LLC
a Florida limited liability company

By: [Signature]
Yoram Izhak, Manager

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 5 day of March, 2015 by Yoram Izhak, as Manager of Shore Square Properties, LLC, a Florida limited liability company, on behalf of said company. He is personally known or has produced a driver's license as identification.

[Notary Seal]

Lydia Novoa
Notary Public

Printed Name: Lydia Novoa

My Commission Expires: 12/22/18

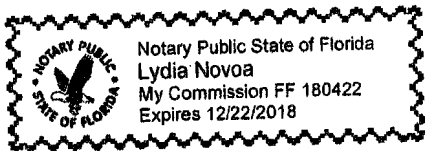


EXHIBIT A

Legal Description

THOSE PARTS OF EACH LOTS 9, 10 AND 11, WHICH LIE SOUTH OF FEDERAL HIGHWAY, ALSO KNOWN AS BISCAYNE BOULEVARD, ALL OF SAID LOTS BEING IN ASBURY PARK, RECORDED IN PLAT BOOK 4, PAGE 110, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 5, ASBURY PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 110, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

THENCE SOUTH 87°56'21 WEST, ALONG THE SOUTH LINE OF LOTS 5, 6, 7, 8 AND PART OF LOT 9, ASBURY PARK, ACCORDING TO THE PLAT THEREOF, AND ALONG THE NORTH RIGHT OF WAY LINE OF N.E. 90th STREET, A DISTANCE OF 478.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 87°56'21 WEST, ALONG THE SOUTH LINE OF LOTS 9, 10 AND 11, ASBURY PARK, AND ALONG SAID NORTH RIGHT OF WAY LINE OF N.E. 90th STREET, A DISTANCE OF 219.07 FEET;

THENCE NORTH 02°34'55" WEST, A DISTANCE OF 12.20 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BISCAYNE BOULEVARD (STATE ROAD No. 5 - U.S. HIGHWAY No. 1);

THENCE NORTH 36°27'59" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF BISCAYNE BOULEVARD (STATE ROAD No. 5 - U.S. HIGHWAY No. 1), A DISTANCE OF 210.63 FEET;

THENCE NORTH 87°56'21" EAST, A DISTANCE OF 85.13 FEET;

THENCE SOUTH 02°59'02" EAST, A DISTANCE OF 177.00 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983/90