

PREPARED BY & RETURN TO:

Name: Daine Guzman
Closing & Escrow Services, Inc.
Address: 147 Menores Avenue
Coral Gables, FL 33134
Ph: 305-407-8750
File No. F13-03-09

Parcel No.: 01 32310633690

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 25th day of **April, 2013**, by **CAPE FAIRWEATHER COMMERCIAL ENTERPRISES, LLC**, a Florida Limited Liability Company, hereinafter called the Grantor, to **AUVIFRAN, LLC**, a Delaware Limited Liability Company having its principal place of business at **1155 Brickell Bay Dr, Unit 2807, Miami FL 33131**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Miami-Dade, State of Florida, viz:

Unit No. 2411 of 1800 CLUB, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 26060 at Page 2296 of the Public Records of Miami-Dade County, Florida, together with an undivided interest in the common elements appurtenant thereto and all amendments thereto as set forth in said Declaration.

Also known as 1800 Bayshore Drive Unit 2411, Miami, FL 33132

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Wania Cacciala

CAPE FAIRWEATHER COMMERCIAL ENTERPRISES, LLC

By: [Signature]
Name: Carlos Cortez
Title: Authorized Signatory

[Signature]
Witness Signature
Printed Name: Wendy Sandoval

Address (Principal Place of Business):
1800 N. Bayshore Drive, Unit 3310, Miami, FL 33132

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1st day of April, 2013, by Carlos Cortez, Authorized Signatory for CAPE FAIRWEATHER COMMERCIAL ENTERPRISES, LLC, Florida Limited Liability Company, on behalf of the Company. He is personally known to me or has produced Passport AAA689063 as identification.



[Signature]
Signature of Notary
Printed Name: Wendy Sandoval
My commission expires: Feb 28, 2015



CERTIFICATE OF APPROVAL OF SALE

Condominium Unit No. 2411, of **THE 1800 CLUB CONDOMINIUM ASSOCIATION, INC.**, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 26060, at Page 47, in the Public Records of Miami-Dade County, Florida.

At the request of the present owner, the undersigned officer of **THE 1800 CLUB CONDOMINIUM ASSOCIATION, INC.**, operating the above described condominium, hereby certifies as follows:


Auvifran LLC as purchaser has been duly approved by the undersigned condominium association, pursuant to the provisions of the above described Declaration of Condominium and the Association waives its right of first refusal.

This approval may not be construed as the Association's endorsement or approval of any of the terms and conditions of the purchase agreement or any related documents executed by and between buyer and seller and their respective lenders. Nothing contained in said documents may override the governing documents of the Association

This approval is subject to the payment in full of outstanding association dues as will be stated in our estoppel letter which will be sent to your closing agent prior to closing.

Dated this 16 day of March, 2013.

THE 1800 CLUB CONDOMINIUM ASSOCIATION, INC.



For the Board of Directors
Name: