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 DEED DOC TAX 1,500.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 Raymond L. Robinson, Esq.
 Robinson & Associates, P.A.
 1501 Venera Avenue Suite 300
 Miami, FL 33146
 305-662-7618
 File Number: mlarcada

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Warranty Deed

This Warranty Deed made this 31st day of May, 2013 between **Cape Fairweather Commercial Enterprises, LLC**, a Florida limited liability company whose post office address is **1800 N. Bayshore Dr. , Unit 3310, Miami, FL 33132**, grantor, and **Monica Larcada**, a single woman whose post office address is **1800 N. Bayshore Dr. #2002, Miami, FL 33132**, 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 2002 of 1800 CLUB, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 26060, Page 2296, of the Public Records of Miami-Dade County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 01-3231-063-0490

Subject to restrictions, reservations and easements of record, if any, without the intention of reimposing same and taxes subsequent to December 31, 2012.

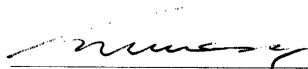
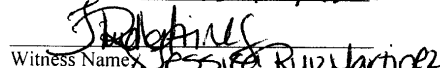
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

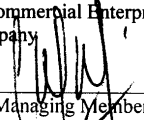
To Have and to Hold, the same in fee simple forever.

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, 2012**.

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:


 Witness Name: Alicia Mayz

 Witness Name: Jessica Ruiz Martinez

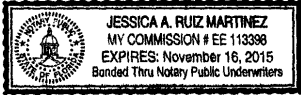
Cape Fairweather Commercial Enterprises, LLC, a Florida limited liability company
 By: 
 Carlos Cortez, Managing Member

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 31st day of May, 2013 by Carlos Cortez, Managing Member of Cape Fairweather Commercial Enterprises, LLC, a Florida limited liability company, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

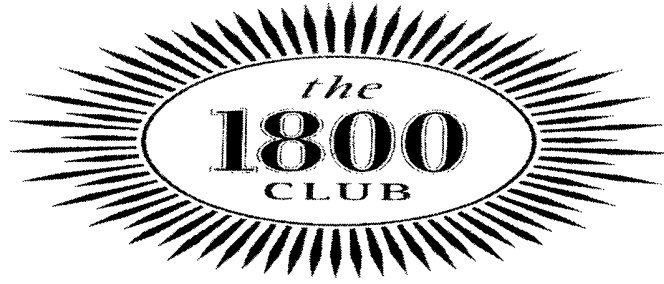
[Notary Seal]



J. Ruiz Martinez
Notary Public

Printed Name: Jessica Ruiz Martinez

My Commission Expires: 11/16/15



CERTIFICATE OF APPROVAL OF SALE

Condominium Unit No. 2002, 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:

Monica Larcada 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 20 day of May, 2013.

**THE 1800 CLUB CONDOMINIUM
ASSOCIATION, INC.**

For the Board of Directors
Name: