

THIS INSTRUMENT PREPARED BY AND RETURN TO:
HORACIO FRANCISCO PUGLISI
12555 Orange Dr. # 226
Davie, Fl 33330
Property Appraisers Parcel Identification (Folio) Numbers: **4841 23 BC 2030**

WARRANTY DEED

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THIS WARRANTY DEED, made the 23 day of **MAY**, 2013 by **GUIDO MANINI RIOS**, a married man, whose address is **3380 Pinewalk Drive North, # 1117, Margate, Fl 33063**, herein called the "**Grantor**", to **SANTA IRENE, LLC**, A Florida Limited Liability Company, whose address is **12555 Orange Dr. # 226, Davie, Fl 33330**, hereinafter called the "**Grantee**":
(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **BROWARD** County, State of Florida, viz.:

Unit No. 1117, Building 3380, of **CORAL KEY CONDOMINIUM**, according to the Declaration of Condominium, as recorded in Official Records Book 41985 at Pages 805 through 1014 of the Public Records of Broward County, Florida, A/K/A unit No. 1014, Building No. 1117, of **CORAL KEY CONDOMINIUM**, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration and all the amendments thereto, according to the Declaration of Condominium, as recorded in Official Records Book 41985 at Pages 805 through 1014 of the Public Records of Broward County, Florida.

A/K/A: 3380 Pinewalk Drive North, # 1117, Margate, Fl 33063 *Folio Number: 4841 23 BC 2030*

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

The grantor herein represents and warrants that the property described above is not their homestead nor is it contiguous or adjacent to their homestead.

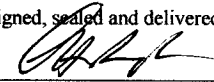
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

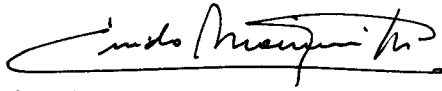
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

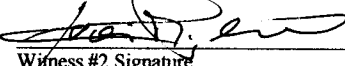


Witness #1 Signature



GUIDO MANINI RIOS

CESAR H. PENA RIVERA
Witness #1 Printed Name



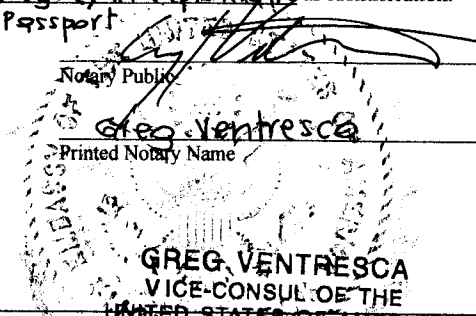
Witness #2 Signature

JUAN M. PENNERA Republic of Uruguay
Witness #2 Printed Name Department of Montevideo
City of Montevideo
STATE OF FLORIDA Embassy of the United States of America
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23 day of May, 2013 by **GUIDO MANINI RIOS**, who is personally known to me or has produced Uruguayan Diplomatic Identification.

SEAL

My Commission Expire Indefinite



Notary Public
Greg Ventresca
Printed Notary Name
GREG VENTRESCA
VICE-CONSUL OF THE
UNITED STATES OF AMERICA