

This Instrument Prepared By:
Nestor B. Gorfinkel
Attorney and Civil-Law Notary
19790 W. Dixie Highway
Miami, Florida 33180
(See Caveat on Next Page)

Parcel ID Number: 484235-02-0040
484235-48-0010
484235-02-0050

SPECIAL WARRANTY DEED

THIS DEED, made and executed on the date indicated below by Carlo Jose Sollami Hunte, a married man and Jose Rafael Gomez Flores, a married man, grantor*, to POMPANO DEVCO I, LLC, a Florida Limited Liability Company, whose post office address is 8180 NW 36TH Street Suite 409 Doral, FL 33166, grantee*

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 ATTACHED EXHIBIT A

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and other matters common to the subdivision of record.

and said grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all person or persons claiming by, though, or under Grantor and no other.

NOTE ON DOCUMENTARY STAMPS PAID: This deed is subject to only minimum Florida documentary stamp tax. Grantors are the sole Members of the Limited Liability Companies that are the members of Grantor and the beneficial interest in the real property conveyed hereby is not being changed by this deed. The property being conveyed is not subject to a mortgage; and there is no consideration given for this deed.

The above properties are not the homestead property of either grantor. Grantors reside at the addresses as indicated below their respective signatures.

SIGNATURE AND ACKNOWLEDGMENT CONTINUED ON NEXT PAGE

DRC

PZ25-14000006

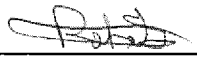
07.16.2025

SPECIAL WARRANTY DEED- PAGE TWO (2)

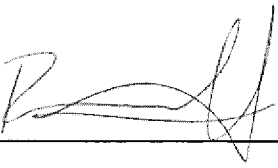
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the undersigned Owner has executed this Special Warranty Deed on this the 22nd day of June, 2022.

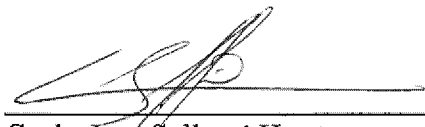
Signed, sealed and delivered in the presence of:



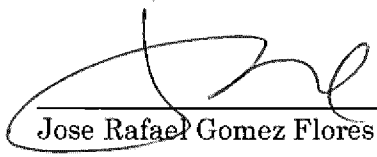
Roberto De Armas
(Print Name Of First Witness)



Ramiro Carrasco
(Print Name Of Second Witness)



Carlo Jose Sollami Hunte
8180 NW 36th ST SUITE 409
DEAL, FL 33166



Jose Rafael Gomez Flores
8180 NW 36th st Suite 409
Doral FL 33166

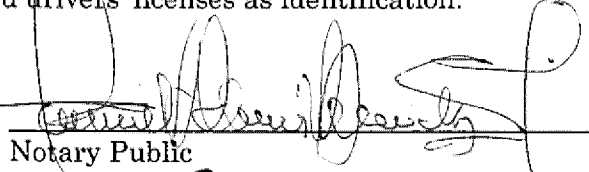
State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of June, 2022 by Carlo Jose Sollami Hunte and Jose Rafael Gomez Flores who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Camilo Bermudez
State of Florida
My Commission Expires 08/25/2023
Commission No. GG 907292



Notary Public
Print Name: Camilo Bermudez
My Commission Expires: 08/25/2023

CAVEAT: The preparer of this instrument as described on the first page of this Deed was neither furnished with, nor requested to review the chain of title to the property described in this deed and therefore does not express an opinion as to condition or quality of title. The parties to this deed informed the preparer of this instrument that there are no outstanding mortgages on the property.

DRC

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07.16.2025

EXHIBIT A

The East 50 feet of the West 500 feet of the North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. Whose address is XXX NW 6 Street, Pompano Beach, FL 33060

AND

Parcel A, of Raysor Plat, according to the map or plat thereof as recorded in Plat Book 109, Page 33, Public Records of Broward County, Florida. Whose address is 324 NW 6th Street, Pompano Beach, FL 33060

AND

Lot 6 of the GROOM AND GAY'S SUBDIVISION in the City of Pompano, Broward County, Florida, same being a subdivision of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, said Lot being 50 Feet in width and 150 Feet in length, situated in Pompano, Broward County, Florida: which property is also known and described as: That portion of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, described as. follows: Commence at the NE corner of the said N 1/2 thence westerly along the North Boundary of the said 1/2 a distance of 216.44 feet to the point of beginning, thence continuing westerly along said North Boundary of said N 1/2 a distance of 50 feet, thence Southerly and parallel to the West boundary of said N 1/2 a distance of 161.58 feet to an intersection with the South Boundary of said N 1/2 thence easterly along said South Boundary a distance of 50 feet, thence Northerly and parallel to the West Boundary of said N 1/2 a distance of 161.66 feet to the point of beginning. Which property is also known and described as: Lot 9, according to a sketch of the N 1/2 of the N 1/2 of the SE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, Broward County of Florida, prepared by J. W. McLaughlin, Engineer, dated May, 1941, and recorded in Deed Book 388, Page 428, of the Public Records of Broward County, Florida. Whose address is XXX NW 6th Street, Pompano Beach, FL 33060

DRC

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