

Broward County Commission  
Deed Doc Stamps: \$41230.00

PZ25- 12000016  
01/21/2026

Prepared by:

Steven B. Herzberg, Esq.  
VHL Law  
1111 Brickell Ave, Ste. 1550  
Miami, FL 33131

Return To:

Andrew B. Blasi, Esq.  
7777 Glades Road, Suite 400  
Boca Raton, Florida 33434

Parcel ID Numbers:

484318-00-0380  
484318-00-0351  
484318-00-0401

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## Special Warranty Deed

**THIS WARRANTY DEED** made this 24<sup>th</sup> day of March 2025 by **4211 N Federal LLC, a Florida limited liability company** whose post office address is **1761 N Young Circle Ste. 3 #226 Hollywood, FL 33020** (the "Grantor"), to **4211 N FED LLC, a Florida limited liability company**, a Florida limited liability company whose post office address is **6001 Broken Sound Parkway NW, Ste. 503, Boca Raton, FL 33487** ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its legal representatives, successors and assigns forever, the following described land:

**See Attached Exhibit "A"**

SUBJECT TO: Real estate taxes for the year 2025 and subsequent years; Conditions, covenants, restrictions reservations, limitations and easements of record, reference to which shall not operate to re-impose same; and existing and applicable government building and zoning laws and other governmental regulations.

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

TO HAVE AND TO HOLD, the same unto Grantee, its, legal representatives, successors and assigns 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; 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, 2024, restrictions and easements of record, if any, without intending to reimpose any of the same.

*[signature page follows]*

DRC

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DRC

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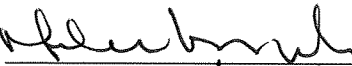
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

**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:

**4211 N Federal LLC, a**  
Florida limited liability company

By:   
Brandon Kochen  
Its: Manager

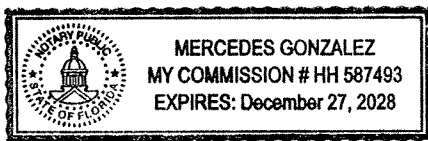
  
Witness Name: Annette Absen  
Address: 1140 Hidden Valley Way  
Weston, FL 33327

  
Witness Name: Mercedes Gonzalez  
Address: 17905 NW 81 Ct  
Miami FL 33015

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day March 2025, by **Brandon Kochen as Manager of 4211 N Federal LLC, a Florida limited liability company**. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: Mercedes Gonzalez

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10/01/2025

**DRC**

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

THAT PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE E 3/4 OF THE SE 1/4 OF THE NW 1/4; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID E 3/4, A DISTANCE OF 230.0 FEET; THENCE EASTERLY FORMING AN INCLUDED ANGLE OF 89°17'30" A DISTANCE OF 536.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 232.17 FEET TO THE SOUTH LINE OF SAID NW 1/4; THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 504.85 FEET TO THE POINT OF BEGINNING; LESS THE SOUTH 94.02 FEET THEREOF.

Property Identification Number 484318-00-0380

And

PARCEL II:

THAT PORTION OF THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE EASTERLY, ALONG THE SOUTH BOUNDARY OF SAID E 1/2 A DISTANCE OF 320.87 FEET; THENCE NORTHERLY FORMING AN INCLUDED ANGLE OF 89°21', A DISTANCE OF 94.08 FEET; THENCE WESTERLY, PARALLEL WITH THE SOUTH BOUNDARY OF SAID E 1/2, A DISTANCE OF 320.72 FEET; THENCE SOUTHERLY, FORMING AN INCLUDED ANGLE 89°21', A DISTANCE OF 94.02 FEET TO THE POINT OF BEGINNING.

Property Identification Number 484318-00-0401

And

PARCEL III:

THAT PORTION OF THE NORTH 100.00 FEET OF THE SOUTH 330.00 FEET OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING WEST OF THE RIGHT-OF-WAY OF THE FEDERAL HIGHWAY, DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE NORTH 0°38'00" WEST A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°38'00" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 89°18'30" EAST A DISTANCE OF 165.98 FEET; THENCE FOR A LINE OF DIVISION AS NOW ESTABLISHED SOUTH 0°11'38" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°18'30" WEST A DISTANCE OF 165.21 FEET TO THE POINT OF BEGINNING.

Property Identification Number 484318-00-0351

**DRC**

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**DRC**

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10/01/2025