Instr# 114356967, Page 1 of 2 , Recorded 05/02/2017 at 08:41 AM

Broward County Commission Deed Doc Stamps: $927 5 .00

This instrument prepared by:

Stephen J. Grave de Peralta, Esq. I PG Law

5030 Champion Blvd., Suite Gl 1-281

Boca Raton, Florida 33496 ) 561.325.6510

When recorded return to:

Carlos J. Villanueva, P.A.

1820 N. Corporate Lakes Blvd., #306

Weston, FL 33326

Folio No. 4843-31-11-0170

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SPECIAL WARRANTY DEED

THIS INDENTURE, made the? day of April, 2017, by FL May Eleven LLC, a

Florida limited liability company, whose address is 625 South Federal Highway, Lake Wonh, Florida 33460 ("Grantor") to Seabird Pompano LLC, a Florida limited liability company, whose address is 2330 Ponce de Leon Boulevard, Coral Gables, Florida 33134 (hereinafter collectively called the "Grantee").

WITNESS ETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto Grantee, certain real property located in Broward County, Florida, which is more particularly described as follows:

Lots 22 and 23, BLUE WATER BEACH, according to the Plat thereof, as recorded in Plat Book 26, Page 29,of the Public Records of Broward County, Florida.

SUBJECT TO easements, restrictions, reservations, limitations and other matters of record and to taxes for 2017 and subsequent years.

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

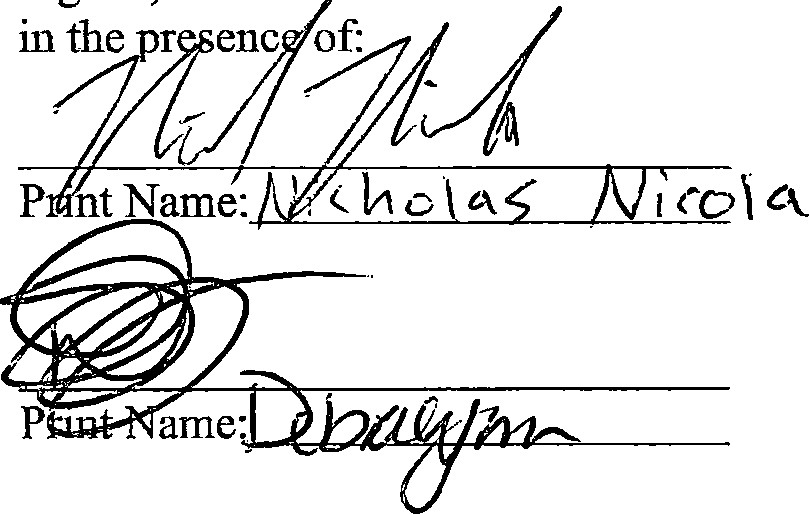
TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor will warrant and defend the Property against the against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject to taxes accruing subsequent to December 3 1, 2016, government ordinances and regulations, and covenants, easements and restrictions of record, if any, provided that this reference shall not serve to reimpose same.

INSTR # 114356967 Page 2 of 2 , End of Document

 WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year set forth above.

FL May Eleven LLC, a Florida limited liability company



Signed,

sealed

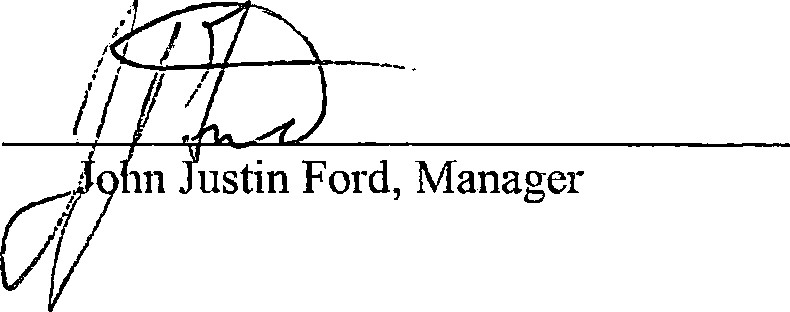
and

delivered

State

of

Florida

By:

County of Palm Beach

The foregoing Special Warranty Deed was acknowledged before me thi day of April, 2017, by Ohn Justin Ford, as Manager of FL May Eleven LLC, a Florida lim• ed liability company, is personally known to me or O has produced a Florida driver's license as identification.

(Notary Seal) 