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 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

Cristina De Oliveira
Attorney at Law
The Law Office of Cristina De Oliveira, P.A.
2332 Galiano Street Second Floor
Coral Gables, FL 33134

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Special Warranty Deed

This Special Warranty Deed made this 11 day of **March, 2011** between **Premier American Bank, NA, as Successor in Interest to Premier American Bank, a Florida Banking corporation,** whose post office address is **5301 Blue Lagoon Drive, Suite 200, Miami, FL 33126,** grantor, and **Raul Greaves** whose post office address is **12903 SW 133 Ct, Miami, FL 33186,** 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 **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 No. 12903, Building D, Geronimo Warehouse Park, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 21040, at Page 3952, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 30-5914-082-0500

Subject to: Matters shown on the Declaration of Condominium of Geronimo Warehouse Park, recorded in O.R. Book 21040, Page 3952 of the Public Records of Miami-Dade County, Florida, covenants, conditions, restrictions, easements, reservations and limitations of record; and taxes for the year 2011 and subsequent years.

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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: [Signature]

[Signature]
Witness Name: Ismaray Ortega

Premier American Bank, N.A.
By: [Signature]
James Baiter, Executive Vice President and Chief
Credit Officer

(Corporate Seal)



State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 07th day of March, 2011 by James Baiter, Executive Vice President and Chief Credit Officer of Premier American Bank, N.A., on behalf of the corporation. He/she is personally known to me or [] has produced a _____ as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Grace Arrascaeta

My Commission Expires: _____

GERONIMO WAREHOUSE PARK CONDOMINIUM ASSOCIATION, INC.

CERTIFICATE OF APPROVAL OF PURCHASE

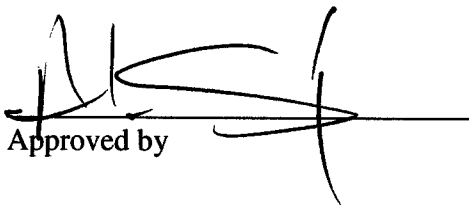
Approval is hereby granted to:

Name(s): RAUL GREAVES

As Purchaser(s) at: GERONIMO PARK WAREHOUSE CONDOMINIUM ASSOCIATION, INC.

Whose physical address is: 12903 SW 133CT MIAMI, FLORIDA 33186

Said approval is conditional upon payment of all assessment due to the Association and must be verified by the issuance of a current letter of Estoppel.


Approved by

TREASURER
Title

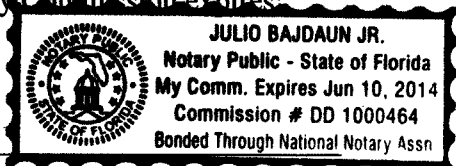
Approved by

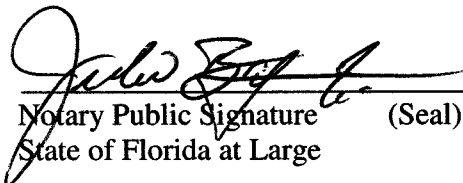
Title

State of Florida, County of Miami-Dade

The foregoing instrument was acknowledged before me on this 2 day of March 2011
by HERNANDO SANUGAL & _____ of
_____, () personally known to me or () having produced
_____ as identification, executing the foregoing document voluntarily and
under the authority vested in him/ her by said corporation.

My Commission expires:




Notary Public Signature (Seal)
State of Florida at Large

Julio Bajdaun Jr.
Printed Name of Notary Public