

This instrument was prepared by:
Jay R. Beskin, Esq.
Rarick & Beskin, P.A.
3109 Stirling Road, Suite 101
Fort Lauderdale, FL 33312

Return to:
Marx Rosenthal PLLC
1 S.E. 3rd Avenue, Suite 2900
Miami, FL 33131

Folio No.: 01-4114-015-3070

WARRANTY DEED

THIS INDENTURE, made this 10th day of May, 2016, **GWEN MARGOLIS, a single woman**, with an address of 3050 Biscayne Blvd., Suite 600, Miami, Florida 33137, hereinafter called Grantor, and **NICOLE E. DENIL, a single woman**, whose post office address is 2 Grove Isle Drive, Unit B209, Miami, Florida 33133, hereinafter called Grantees.

WITNESSETH that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to Grantor in hand paid by Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to Grantees, their heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:


Unit No. B209 of Grove Isle, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 10279, Page 195, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

SUBJECT TO taxes for the year 2016 and all subsequent years, comprehensive land use plans, zoning and other land use restrictions, prohibitions and requirements imposed by government authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; and covenants, restrictions, limitations, and easements of record.

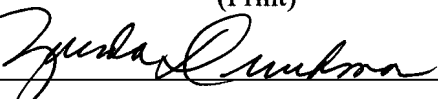
And Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all the Grantees.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

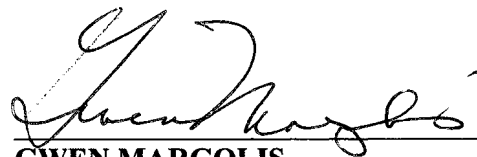
Signed and sealed in the presence of:



Name: JAY R BESKIN
(Print)

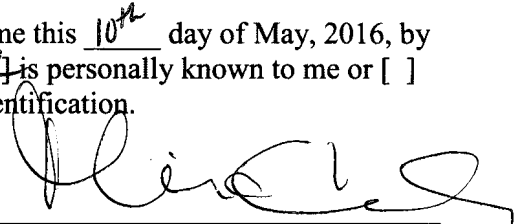


Name: Zoraida Druckman
(Print)


_____ (Seal)
GWEN MARGOLIS

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 10th day of May, 2016, by **GWEN MARGOLIS, a single woman**, who (check one) is personally known to me or has produced _____ as identification.



Notary Public, State of Florida



Print Name

My Commission Expires:

6/25/19



CERTIFICATE OF APPROVAL

GROVE ISLE ASSOCIATION, INC., a corporation not for profit organized under the laws of the State of Florida for administering the operation and management of GROVE ISLE, a condominium, does hereby waive and relinquish any right of first refusal on the sale of the following described condominium unit from the following named Seller to the following name Buyer and does further consent to said transfer and acknowledges that the parties have complied with all of the requirements of said Declaration of Condominium and Amendments thereto:

SELLER(S): GWEN MARGOLIS

BUYER(S): NICOLE DENIL

LEGAL DESCRIPTION:

Condominium Parcel No. B-209, GROVE ISLE, a Condominium, according to the Declaration of Condominium recorded January 23, 1979, in Official Records Book 10279, at Page 195, of the Public Records of Dade County, Florida, as may be amended.

This Certificate of Approval of transfer is limited solely to GROVE ISLE ASSOCIATION, INC., and does not include the consent of transfer of GROVE ISLE CLUB, INC., which is required.

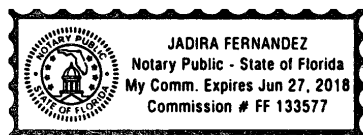
DATED this 27th day of April, 2016.

**GROVE ISLE ASSOCIATION, INC.
a non-profit Florida Corporation**

By: *Timothy C Moore* (SEAL)
President

STATE OF FLORIDA)
 :SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 27th day of April, 2016, by TIMOTHY MOORE, as President on behalf of GROVE ISLE ASSOCIATION, INC., who is personally known and did not take an oath.



Jadira Fernandez
Notary Public, State of Florida
at Large.

My commission expires: 06/27/18

LETTER OF APPROVAL
GROVE ISLE ASSOCIATION, INC.

This is to acknowledge that the undersigned, representing GROVE ISLE ASSOCIATION, INC., has examined the documents pertaining to the sale of Condominium Parcel No. B-209, at Grove Isle:


SELLER: GWEN MARGOLIS

BUYER: NICOLE DENIL

This Letter of Approval is limited solely to GROVE ISLE ASSOCIATION, INC. and does not include the consent of transfer of GROVE ISLE CLUB, INC., which is required.

DATED this 27th day of April, 2016.

GROVE ISLE ASSOCIATION, INC.

By: 
Timothy Moore, President

CERTIFICATE OF APPROVAL

OF

GROVE ISLE CLUB, INC.

This is to certify that GROVE ISLE CLUB, INC., a Florida corporation, has approved for Membership in the GROVE ISLE CLUB:

Nicole Denil

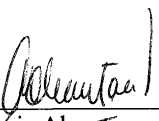
As the **Owner** of the following described real property in Dade County, Florida:

Condominium Parcel No **Unit 209/ BLDG. TWO** Grove Isle, a Condominium, according to the Declaration of Condominium recorded January 23, 1979, in official Records Book 10279 at Page 195, of the Public Records of Miami Dade County, Florida, and any amendments thereto.

This approval has been issued pursuant to the provisions of Section 12.9 and 13 of the Declaration of Condominium of GROVE ISLE, a Condominium, and pursuant to the Rules of GROVE ISLE CLUB, INC.

Dated this 27th day of April, 2016

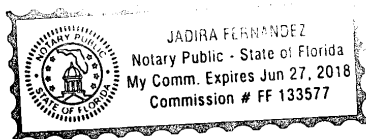
GROVE ISLE CLUB, INC.

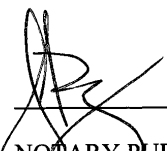
By: 
Ana Maria Alcantara
Accounting Manager

STATE OF FLORIDA

COUNTY OF DADE

The foregoing instrument was acknowledged before me this 27th day of April, 2016, By Ana Maria Alcantara, Accounting Manager, GROVE ISLE CLUB, INC., a Florida corporation, on behalf of the corporation, who is personally known to me and did not take an oath.




NOTARY PUBLIC
State of Florida at Large.