

Prepare by and return to:)
Michael A. Etienne)
13655 NE 10th Avenue, #107)
North Miami, FL 33161)



CFN 2020R0098281
OR BK 31814 Pgs 1308-1310 (3Pgs)
RECORDED 02/10/2020 1:47:25
DEED DOC TAX \$660.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Property Parcel I.D. (folio) Numbers:
06-2125-027-0230

QUIT CLAIM DEED

Grantor

Name: VWC LLC,
Address: 13804 NW 7th Avenue
Miami, FL 33168

Grantee

Name: Michael A. Etienne, Jr.,
Address: 13655 NE 10th Avenue, Unit 107
North Miami, FL 33161



THIS QUIT CLAIM DEED made this 10th day of February 2020 by first party **Grantor, VWC LLC**, a Florida Limited Liability Company, whose mailing address is: 13804 NW 7th Avenue, Miami, Florida 33168, to second party **Grantee, Michael A. Etienne, Jr.**, a single male, whose mailing address is: 13655 NE 10th Avenue, Unit 107, North Miami, Florida 33161.

(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.)

WITNESSED: that said Grantor, for and in consideration of the sum of **ONE HUNDRED AND TEN THOUSAND DOLLARS (\$110,000.00)** and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, release, conveys, confirms and quitclaim unto said Grantee forever all the right, title, interest and claims, and all the certain land, improvements and appurtenances thereto in Miami-Dade County, State of Florida, to wit:

LOT 23 BLOCK 25, BREEZESWEPT ESTATE SECOND ADDITION, as recorded in the Plat thereof, recorded in Plat Book 65 page 15, of the Public Records of Miami-Dade County, Florida. OR 19884-2855 08 2001 1.

Parcel Identification Number: 06-2125-027-0230

Property Address: 155 NE 131st Street, North Miami, Florida 33161

Subject to encumbrances, easements and restriction of record, and taxes and assessments for the year 2020 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever. TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presences of:

Charles Fortner
(Witness Signature)

Fortner Charles
(Print Name of Witness)

Toni Fabre
(Witness Signature)

Toni Fabre
(Print Name of Witness)

Odilon Celestin
Odilon Celestin
VWC LLC Manager (MGR)

STATE OF FLORIDA)
) SS
COUNTY OF)

The foregoing was acknowledged and executed before an officer duly authorized in the State and County aforesaid, acknowledged and executed, this 10th day of February 2020, by ODILON CELESTIN, VWC LLC Manager,

- is personally known to me; or
- has produced a Florida Driver's License No. C423-657-75288-1 as identification.

Justin Manuel
NOTARY PUBLIC-STATE OF FLORIDA
Print: JUSTIN MANUEL
State of Florida at Large (Seal)
My commission expires: 03/13/2021


JUSTIN MANUEL
MY COMMISSION # GG062661
EXPIRES March 13, 2021



Bernalia
Bernalia Celestin
 VWC LLC Manager (MGR)

STATE OF FLORIDA)
) SS
 COUNTY OF)

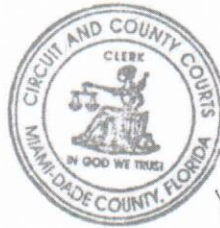
The foregoing was acknowledged and executed before an officer duly authorized in the State and County aforesaid, acknowledged and executed, this 10th day of February 2020 2020, by BERNALIA CELESTIN, VWC LLC Manager,

is personally known to me; or
 has produced a Florida Driver's License No. C423-060-01-927-0 as identification.

Justin Mamuel
 NOTARY PUBLIC-STATE OF FLORIDA
 Print: JUSTIN MANUEL
 State of Florida at Large (Seal)
 My commission expires: 03/13/2021



STATE OF FLORIDA, COUNTY OF DADE
 I HEREBY CERTIFY that this is a true copy of the original filed in this office on 10 day of February, A.D. 2020
 WITNESS my hand and Official Seal.
 HARVEY RIJVIN, CLERK, of Circuit and County Courts
 By: *Christopher Ann* D.C.



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