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 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by
 and after recording returned to:
 Marco E. Rojas, Esquire
 Freeman, Haber, Rojas & Stanham, LLP
 520 Brickell Key Drive, Suite O-305
 Miami, Florida 33131

[For Recorder's Use Only]

SPECIAL WARRANTY DEED

THIS INDENTURE is made this ____ day of June, 2006, between MGS DEVELOPMENT L.L.C., a Florida limited liability company (Grantor"), and Linda Joseph-Noel, a married woman ("Grantee"), whose permanent address is 275 N.W. 157th Street, Miami, Florida 33169.

(Wherever 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)

WITNESSETH, Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, Grantee's, successors and assigns, forever, that certain condominium unit lying and being in Miami-Dade County, Florida, more particularly described as follows:

Unit 209 Building No. 1, of THE OAKS AT MIAMI GARDENS CONDOMINIUM, according to the Declaration of Condominium thereof, recorded February 23rd, 2006 under Clerk's File No. 06-0196688 in Official Records Book 24263, at Page 2379, of the Public Records of Miami-Dade County, Florida (the "Unit"), as amended and/or supplemented from time to time.

SUBJECT TO taxes for 2006 and subsequent years; zoning or other restrictions or prohibitions imposed by governmental authority; conditions, covenants, restrictions, limitations, or easements of record, if any, but this provision shall not operate to reimpose the same; restrictions, covenants, terms, provisions, and conditions contained in the aforesaid Declaration of Condominium of The Oaks at Miami Gardens Condominium, and all exhibits thereto.

TO HAVE AND TO HOLD the same unto Grantee in fee simple.

Grantor does hereby covenant with Grantee that, at the time of the delivery of this deed the Unit is free from all encumbrances made by it except as above set forth, if any, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through and under it, but against none other.

IN WITNESS WHEREOF, Grantor has executed this indenture as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: Marylynn Sotero
[Signature]
Print Name: AUGUSTO SALINAS

Grantor:

MGS Development L.L.C., a Florida limited liability company

By: [Signature]
Carlos A. Vargas, President
2730 SW 3rd Avenue, Ste 601
Miami, Florida 33129

STATE OF FLORIDA)
)§.
COUNTY OF MIAMI-DADE)

The foregoing Instrument was acknowledged before me this 6th day of June, 2006, by Carlos A. Vargas, President of MGS Development L.L.C., a Florida limited liability company. He is personally known to me or has produced _____, as identification and did take an oath.

[Signature]
Notary Public, State of Florida at Large
Printed Name of Notary: _____
Commission No.: _____
My Commission Expires: _____

