

After Recording Return to:
Storrings Law
10100 W Sample Road
Suite 300
Coral Springs, FL 33065
File No.: 2019-16

This Instrument Prepared by:
Kimberly Johnson
Strock & Cohen, Zipper Law Group, P.A.
2900 Glades Circle
Suite 750
Weston, FL 33327

Property Appraisers Parcel I.D. (Folio) Number(s)
5042 10 AB 0120
File No.: 13111866B

WARRANTY DEED

This Warranty Deed, Made the 02 day of January, 2020, by **888 FORT LAUDERDALE LLC**, a Florida limited liability company, having its place of business at **511 SE 5th Avenue, Suite 9, Fort Lauderdale, FL 33301**, hereinafter called the "Grantor", to **ANDREW ELLIS JUDE, LLC.**, a Florida limited liability company, whose post office address is **888 SE 3rd Avenue, Unit 400D, Fort Lauderdale, FL 33316**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Broward** County, Florida, to wit:

Unit No. 400-D of COURTHOUSE LEGAL CENTRE, a Condominium according to the along with an undivided share in the common elements appurtenant thereto, in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of that certain Declaration of Condominium for COURTHOUSE LEGAL CENTRE, a Condominium, together with all exhibits and attachments thereto, as recorded in Official Records Book 12972 at Page 77, of the Public Records of Broward County, Florida.

Subject to: (1) Taxes for year of closing and subsequent years; (2) zoning and/or restrictions and prohibitions imposed by governmental authority; (3) restrictions and other matters appearing on the plat and/or common to the subdivision; (4) utility easements of record.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included at the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: *Carmen E. Osorio*

888 FORT LAUDERDALE LLC, a Florida limited liability company

Printed Name: Carmen E. Osorio

Witness Signature: *JG*

[Signature]
By: ALBERTO PESCATORE, as Sole Member

Printed Name: Julie G Cohen

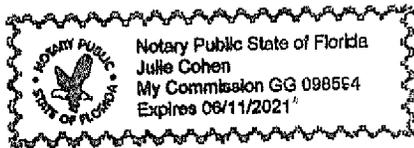
State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of January, 2020 by ALBERTO PESCATORE as Sole Member of 888 FORT LAUDERDALE LLC, on behalf of the Limited Liability Company. He/She is personally known to me or has produced FL Drivers license as identification.

[Signature]
Notary Public Signature

My Commission Expires: _____
(SEAL)

Printed Name: Julie G Cohen



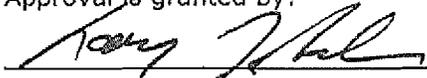
Courthouse Legal Center
Condominium Association
888 SE 3rd Ave
Fort Lauderdale, Florida 33316

TENANT APPROVAL LETTER

The Board of Directors pursuant to the provision of the described Declaration's By- Laws has approved owner: **Michael Garcia** to purchase property at **Courthouse Legal Center Condominium.**

The owner has received the rules and regulations of the Condominium Association.

Approval is granted by:



Signature of Officer or Agent of the Board

LARRY T. BEHAR 11/7/20
1 1

Printed Name and Title

Date