

Prepared by :

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1911 NE 172nd Street
North Miami Beach, FL 33162
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File Number: 22-101A

Record & Return to:

Jennifer Levin, Esq.
Jennifer Levin, P.A.
19380 Collins Avenue, Suite 1120
Sunny Isles Beach FL 33160

Parcel Identification No. 07-2209-004-1440

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WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 3rd day of November, 2022 between **KEYS BUILDING, LLC**, a Florida limited liability company, whose post office address is 1911 NE 172nd Street, North Miami Beach, FL 33162 of the County of Miami-Dade, State of Florida, grantor, and **City of North Miami Beach**, a Florida Municipal corporation, whose post office address is 17011 NE 19th Avenue, North Miami Beach, FL 33162 of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of 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:

Lots 31 and 32, Block 26, FULFORD BY THE SEA, SECTION B, according to the Plat thereof, as recorded in Plat Book 8, Page 57, of the Public Records of Miami-Dade County, Florida,

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without reimposing the same.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

KEYS BUILDING, LLC, a Florida limited liability company

Glenda Peters
Witness Name: GLENDIA PETERS

Ronald Dorf
Witness Name: Donald Dorf

By: [Signature]
Carol F. Keys, Managing Member

Glenda Peters
Witness Name: GLENDIA PETERS

Ronald Dorf
Witness Name: Donald Dorf

By: [Signature]
Neal S. Keys, Managing Member

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of October, 2022 by Carol F. Keys, Managing Member of KEYS BUILDING, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a Florida driver's license as identification.

[Notary Seal]

Glenda E Peters
Notary Public
Printed Name: _____
My Commission Expires: _____


State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of October, 2022 by Neal S. Keys, Managing Member, who is personally known or has produced a Florida driver's license as identification.

[Notary Seal]

Glenda E Peters
Notary Public
Printed Name: _____
My Commission Expires: _____
