

**Prepared by and return to:**

Abraham A. Galbut, Esq.  
Galbut, Walters & Associates, LLP  
4770 Biscayne Boulevard Suite 1400  
Miami, FL 33137  
786-245-2311  
File Number: 10001-9  
Parcel Identification No. 02-3233-016-0140

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 29th day of August, 2019 between ALBARU Corporation , a Florida corporation whose post office address is 2363 North Meridian Avenue, Miami Beach, FL 33140 of the County of Miami-Dade, State of Florida, grantor\*, and WOW Estate LLC, a Delaware limited liability company whose post office address is c/o Kellermann Varela PL, 605 Lincoln Rd., Ste. 420, Miami Beach, FL 33139, 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:

The West 20 feet of Lot 8 and the East 30 feet of Lot 9 in Block 67B, A RESUBDIVISION OF BLOCKS 67 AND 68 OF THE ALTON BEACH REALTY CO'S BAY FRONT SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 16, at Page 1 of the Public Records of Dade County, Florida.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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:

*[Signature]*  
Witness Name: Yaelen Rojas  
*[Signature]*  
Witness Name: Pam Davidson

ALBARU Corporation, a Florida corporation  
By: *[Signature]*  
Martin W. Wasserman, President

(Corporate Seal)

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 26 day of August, 2019 by Martin W. Wasserman, President of ALBARU Corporation, a Florida corporation, on behalf of the corporation. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

*[Signature]*  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

