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JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

Prepared by and Return to:
Ronald C. Iacone Jr., Esq.
Iacone Law, P.A.
2100 Ponce de Leon Blvd.
Suite 760
Coral Gables, FL 33134
(786) 773-2045

Parcel Identification Number:
30-6817-000-0230

(Space Above This Line For Recording Data)

Special Warranty Deed To Trustee

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **6th day of February, 2025**, between **Yuniel Mesa,** whose mailing address is **11025 SW 88th Court, Miami, FL 33176** ("**Grantor**"), to **YRGBV Management LLC, Trustee of the 22205 SW 232 ST LAND TRUST dated February 6, 2025**, whose mailing address is **11025 SW 88th Court, Miami, FL 33176** ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Miami-Dade** County, Florida and fully described as follows:

> **A Parcel of land in Section 17, Township 56 South, Range 38 East, Miami-Dade County, Florida, more particularly described as follows:**
> **Commence at the Southeast corner of Section 17, Township 56 South, Range 38 East a distance of 2803.50 feet to the Point of Beginning; thence continue South 89 32' 49" West along the last described line a distance of 934.50 feet to a Point; thence run North 01 08' 22" West along a line parallel to the East line of Section 17, Township 56 South, Range 38 East a distance of 934 feet to a Point; thence run North 89 32' 49" East along a line parallel to the South line Section 17, Township 56 South, Range 38 East a distance of 934,50 feet to a point; thence south 01 08' 22" East along a line parallel to the East line Section 17, Township 56 South, Range 38 East a Distance of 934 feet to the Point of Beginning, subject to a reservation over South 40 feet thereof for road purposes.**

WITH full power and authority in the Trustee and its successor trustee(s) to protect, converse, sell, lease, encumber, or otherwise manage and dispose of the real property pursuant to Fla. Stat. §§ 689.073(1) and under which the Trustee has no duties other than those enumerated in 689.071(c).

PROPERTY transferred pursuant to the Garn-St. Germain Depository Institutions Act of 1982 (Garn-St. Germain Act).

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

NOTICE TO CLERK OF COURT: THIS QUITCLAIM DEED IS BEING RECORD IN THE OFFICIAL PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, BETWEEN GRANTOR AND GRANTEE FOR ESTATE PLANNING PURPOSES ONLY AND NOT AS PART OF AN ARM'S LENGTH TRANSACTION.

*****This deed has been prepared without an opinion of title.** THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR TITLE INSURANCE AND BASED ON PRIOR DEED PROVIDED BY GRANTOR.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

WITNESS
PRINT NAME: Ronald Facone 2100 Ponce de Leon Blvd, STE 760 Coral Gables, FL 33134

WITNESS
PRINT NAME: Peter Dzuba
2100 Ponce de Leon Blvd. STE 760
Coral Gables, FL 33134

GRANTOR:

By: _____
Name: Yuniel Mesa Garcia

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 6 day of February, 2025, by Yuniel Mesa Garcia.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: ✓ OR Produced Identification: _____
Type of Identification
Produced: _____

LEIDY YUNET MARTINEZ
Notary Public
State of Florida
Comm# HH234266
Expires 2/28/2026

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