

THIS INSTRUMENT PREPARED BY
Law Office of Stephen M. Beyer PA
1200 N. Federal Highway Suite 200
Boca Raton, Florida 33432

RETURN TO:
Law Office of Valeria Schvartzman, P.A.
2999 N.E. 191st Street, Suite 402,
Aventura, FL 33180
Property Appraisers Parcel Identification (Folio) Numbers: 504201-CD-0480

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 21st day of July, 2022 by **Stephen M. Beyer, a married man**, whose post office address is **2576 NW 64th Boulevard, Boca Raton, FL 33496**, herein called the grantor, to **HIRWA USA CORP., a Florida Corporation**, whose post office address is **401 N. Birch Road, #606, Ft Lauderdale, FL 33304**, hereinafter called the Grantees:

(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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Condominium Parcel No. 606 in TIFFANY HOUSE CONDOMINIUM, according to the Declaration thereof recorded April 6, 2018, in Instrument No. 114996706, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

**** Grantor warrants and represents that neither he nor his spouse has resided on the subject property nor any property contiguous thereto. Grantor resides at: 2576 NW 64th Boulevard, Boca Raton, FL 33496**

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter, without reimposing the same.

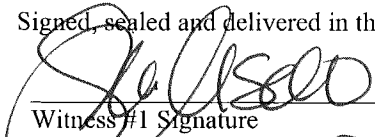
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

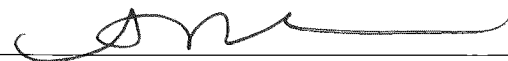
AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

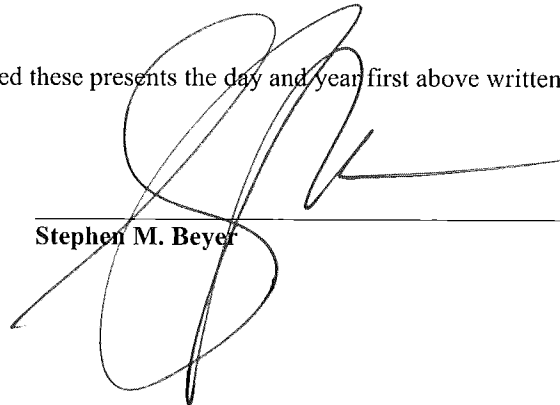
Signed, sealed and delivered in the presence of:


Witness #1 Signature

Emma Piselio
Witness #1 Printed Name


Witness #2 Signature

Amanda Medeiros
Witness #2 Printed Name

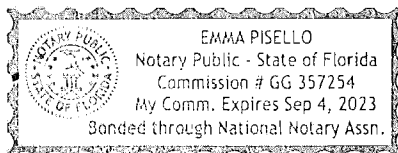


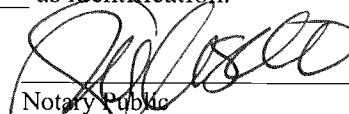
Stephen M. Beyer

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 29 day of July, 2022 by Stephen M. Beyer, a married man, who is personally known to me or has produced _____ as identification.

SEAL





Notary Public

Printed Notary Name

My Commission Expires:

DocuSign Envelope ID: B6C4CE25-BF71-4E5E-90A0-B47E0AF26B24

Tiffany House

Condominium Association, Inc.

CONSENT TO SALE

PROPERTY ADDRESS: 401 N Birch Rd, UNIT 606
Ft. Lauderdale, FL 33304

SELLER: BEYER, STEPHEN M

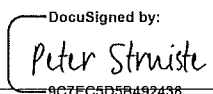
PURCHASER: GABIREL ZALIASNIK AND HIRWA USA CORP.

LEGAL DESCRIPTION: Condominium Unit # **606** of Tiffany House Condominium Association, Inc., a Condominium, according to the Declaration of Condominium thereof and all exhibits annexed thereto, as recorded April 6, 2018, in **Instrument No. 114996706** and amended in the Public Records of Broward County, Florida.

The below signed, as duly authorized by and acting on behalf of the above CONDOMINIUM ASSOCIATION, does hereby approve of the above-referenced sale:

The responses herein are made in good faith and to the best of my ability as to their accuracy. FS 718.111

Dated this 4TH day of AUGUST 2022

By: 
9C7EC5D5B492438...
Signature

As: Peter Strniste – Secretary/Treasure
Of the Board of Directors of Tiffany House
Condominium Association, Inc.

After Recording Return to:
Maria Marta Calderon P.A. dba Calderon Law Firm
601 N. Federal Highway
Suite 301
Hallandale Beach, FL 33009
File No.: RE-25-003

This Instrument Prepared by:
Michelle A. Lopez
Strock & Cohen, Zipper Law Group, P.A.
2900 Glades Circle
Suite 750
Weston, FL 33327
File No.: SR 25063545

Property Appraisers Parcel I.D. (Folio) Number(s):
5042 01 CD 0320

WARRANTY DEED

This Warranty Deed, Made the 30 day of June, 2025, by **OCEANICA ASSETS LLC**, a Florida limited liability company, having its place of business at **1965 Harbor View Cir, Weston, FL 33327**, hereinafter called the "Grantor", to **HIRWA USA CORP.**, a Florida Corporation, whose post office address is: **601 N Federal Hwy ,Ste 301, Hallandale Beach, FL 33009**, 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:

Condominium Parcel No. 507 of Tiffany House Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument Number 114996706, of the Public Records of Broward County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to: (1) real estate taxes for year of closing and subsequent years; (2) zoning and/or restrictions and prohibitions imposed by governmental authority none of which are hereby reimposed; (3) restrictions and other matters appearing on the plat and/or common to the subdivision none of which are hereby reimposed; (4) utility easements of record none of which are hereby reimposed.

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 real estate taxes accruing subsequent to December 31, 2024.

(Wherever used herein the terms "Grantor" and "Grantee" included all 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

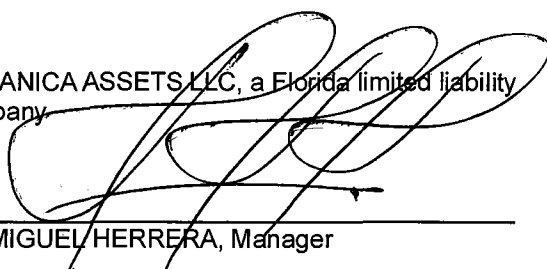


Witness 1 Signature

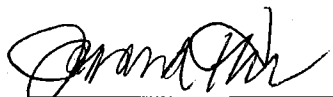
Witness 1 Printed Name and Post Office Address:

Julie G. Cohen
2900 Glades Circle, #750
Weston, FL 33327

OCEANICA ASSETS LLC, a Florida limited liability company



By: MIGUEL HERRERA, Manager



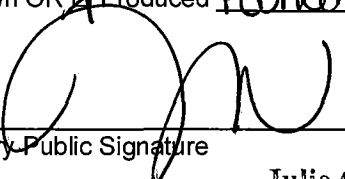
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Joanna Harris
2900 Glades Circle, #750
Weston, FL 33327

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of June, 2025 by MIGUEL HERRERA as Manager of OCEANICA ASSETS LLC, a Florida limited liability company, on behalf of the Limited Liability Company. He is ☐ Personally Known OR ☒ Produced Florida ID as Identification.

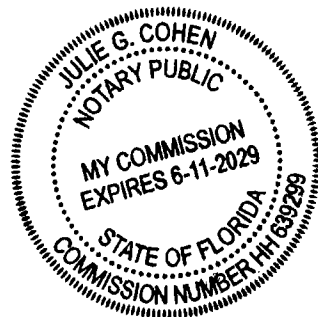


Notary Public Signature (SEAL)

Printed Name: Julie G Cohen

My Commission Expires: _____

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



Tiffany House

Condominium Association, Inc.

Consent for Sale

PROPERTY ADDRESS:	401 N Birch Rd, UNIT 507 Ft. Lauderdale, FL 33304
SELLER:	<u>OCEANICA ASSETS LLC.</u>
PURCHASER:	<u>HIRWA USA CORP</u>
LEGAL DESCRIPTION:	Condominium Unit # 507 of Tiffany House Condominium Association, Inc., a Condominium, according to the Declaration of Condominium thereof and all exhibits annexed thereto, as recorded April 6, 2018, in Instrument No. 114996706 and amended in the Public Records of Broward County, Florida.

Dated this 10th day of June 2025