

Prepared by:

Scott A. Marcus, Esq.
Becker & Poliakoff, P.A.
1 East Broward Blvd., Ste 1800
Ft. Lauderdale, FL 33301
File Number: 400782
Will Call No.:

Returned to:

Maria Marta Calderon, Esq.
Law Office of Valeria Schwartzman, P.A.
12550 Biscayne Blvd, Suite 406
Miami, FL 33181

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Warranty Deed

This Warranty Deed made this 4th day of March, 2020 between Hassan Abdin, a married man, whose post office address is 10982 NW 70th CT, Parkland, FL 33076 and Maria Victoria Abdin, a single woman, whose post office address is 11435 Lakeview Drive, Coral Springs, FL 33071, grantor, XENEIZE SPA LLC, a Florida limited liability company whose post office address is 12550 Biscayne Blvd., Suite 406, North Miami, Florida 33181, grantee:

(Whenever 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, trusts and trustees)

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 **Broward, Florida** to-wit:

Condominium Unit No. 411 of TIFFANY HOUSE CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 114996706, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Parcel ID No. 504201-CD-0190

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor, Hassin Abdin, warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 10982 NW 70th CT, Parkland, FL 33076.

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 **December 31, 2019**.

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:

Diana Oberst
Witness Name: Diana Oberst

Rosibel de los Santos
Witness Name: Rosibel de los Santos

By: Hassan Abdin (Seal)
Hassan Abdin

By: Maria Victoria Abdin (Seal)
Maria Victoria Abdin

X

State of Florida
County of Broward

X

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 28th day of February, 2020 by Hassan Abdin and Maria Victoria Abdin, who are ☐ personally known to me or ☒ who have produced Florida Driver License (type of identification) as identification.

[Notary Seal]

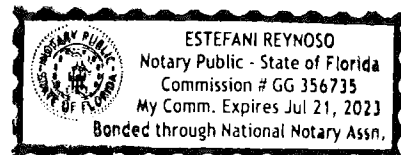
Notary Public

Printed Name: Estefani Reynoso

My Commission Expires: July 21, 2023

Hassan ABDIN
FL DL A13532060064-0
exp. 2/24/2026

MARIA VICTORIA ABDIN
FL DL A135558615630
exp. 2/23/2028



Tiffany House

Condominium Association, Inc.

CONSENT TO SALE

PROPERTY ADDRESS: 401 N Birch Rd, UNIT 411
Ft. Lauderdale, FL 33304

SELLER: Hassan Abdin and Maria Victoria Abdin

PURCHASER: Xeneize Spa LLC and/or Assigns

LEGAL DESCRIPTION: Condominium Unit # **411** 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 11 day of February 2020

By: _____

Signature

As: Michele Needle – Secretary/Treasury
**Of the Board of Directors of Tiffany House
Condominium Association, Inc.**

STATE OF **FLORIDA**
COUNTY OF **MIAMI-DADE**

BEFORE ME, a Notary Public of the State of Florida, personally appeared Michele Needle, as duly appointed officer of the above name Condominium Association, **who is personally known**, and after being duly sworn by me, he executed the aforesaid **APPROVAL OF PURCHASER OF CONDOMINIUM UNIT**.

WITNESS my hand official Seal, in the County and State as aforesaid, on the date last mentioned above.

Notary Public – State of Florida

