

Prepared by:

Jonathan Leder, Esq.
888 E. Las Olas Blvd, Suite 502
Fort Lauderdale, FL 33301

Return to:

Law Office of Alexis Gonzalez, P.A
3162 Commodore Plaza
Miami, FL 33133

Parcel Identification No 01-3218-031-0330

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WARRANTY DEED

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

This indenture made the **17th day of May, 2024** between **AP EQUITIES LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is 1960 Northeast 119th Road, North Miami, FL 33181, of the County of Miami-Dade, Florida, Grantor, to **STEEVE JEAN MICHEL SAIEH and NAWAL SAIEH FKA NAWAL AYOUB, Co-Trustees of THE SAIEH FAMILY REVOCABLE TRUST AGREEMENT**, whose post office address is C/O 3162 Commodore Plaza, Suite 3E, Coconut Grove, Florida 33133, of the County of Miami-Dade, Florida, Grantee:

Witneseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 6, Block 5, Bay Shore, according to the Map thereof as recorded in Plat Book 5, Page 116, Public Records of Miami-Dade County, Florida.

Commonly known as: **5943 Biscayne Blvd, Miami FL, 33137**

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

AP Equities LLC, a Florida Limited Liability Company

By: [Signature]
Adi Nahmani, Manager

WITNESS
PRINT NAME: Jonathan Leder

WITNESS
PRINT NAME: Tara M Vose

888 E. Las Olas Blvd, Suite 502
Fort Lauderdale, FL 33301
WITNESS 1 ADDRESS

888 E. Las Olas Blvd, Suite 502
Fort Lauderdale, FL 33301
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 17 day of May, 2024, by Adi Nahmani, Manager of AP Equities LLC, a Florida Limited Liability Company, on behalf of the Company

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



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