

Prepared by:

KARYNA GONZALEZ-RABAGH
KARYNA GONZALEZ-RABAGH, P.A.
2999 NE 191 Street Ste. 403
Aventura, FL 33180

Return to:

Nu World Title of Miami Beach, LLC
6175 NW 153 St, Suite 400
Miami Lakes, FL 33014

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Warranty Deed

This Warranty Deed made this 19 day of **October, 2018** between **TATCAL LLC, a Florida Limited Liability Company** whose post office address is **21055 NE 37th Ave., Suite 1201, Aventura, FL 33180**, grantor, and **Juan Cabrera, a single man** whose post office address is **3470 NW 18 ST, Fort Lauderdale, FL 33311**, 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 County, Florida** to-wit:

Lot 24, Block 5, WESTWOOD PARK, SECTION 4, according to the Plat thereof, as recorded in Plat Book 59, at Page 33, of the Public Records of Broward County, Florida.

Parcel Identification Number: 4942 31 08 0450

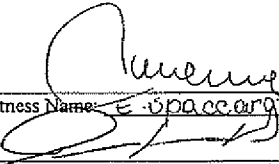
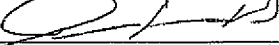
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

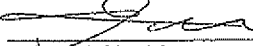
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

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:


Witness Name: E. Spaccarotella

Witness Name: Maria C. Oviedo

TATCAL LLC, a Florida Limited Liability Company

By: 
Pedro F. Caldas, Manager

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 19 day of October, 2018 by Pedro F. Caldas, Manager of TATCAL LLC, a Florida Limited Liability Company, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

Exhibit "A"

COMPANY RESOLUTION AND CERTIFICATE OF COMPANY AUTHORITY

The undersigned constituting all of the Managers and Members of **TATCAL LLC, a Florida Limited Liability Company** (the "Company"), hereby consent to the adoption of the following resolutions:

RESOLVED, that the Company, is authorized and directed to Sell the following legally described property for a sales price of \$185,000.00 to Juan Cabrera, a single man as part of the purchase and sale contract.

Lot 24, Block 5, WESTWOOD PARK, SECTION 4, according to the Plat thereof, as recorded in Plat Book 59, at Page 33, of the Public Records of Broward County, Florida.

Parcel Identification Number: 4942 31 08 0450

RESOLVED, that **Pedro C. Caldas, Manager** of the Company is hereby authorized and empowered to perform such acts and deeds and to execute such documents and instruments (including, without limitation, HUD-1 closing statements, 1, warranty deeds, bill of sale, affidavits) or other documents as may be necessary or appropriate to close the Sale contemplated in the foregoing paragraph and to carry out the foregoing resolutions; and;

RESOLVED, that all of **Pedro C. Caldas, Manager** actions to consummate the Sale, as Manager of the Company, shall be binding on the Company without any additional consent of the Members.

RESOLVED, that the Company is currently in existence and the Company has not been dissolved, has been in full force and effect during the entire time the Company has held title to the real property and is not one of a family or group of entities;

RESOLVED, no dissolution, bankruptcy or insolvency proceedings with respect to the company and Members have been filed, no creditors have acquired or are attempting to acquire control of the Company by executing on or attaching or seizing the Member's interest in the Company;

RESOLVED, that all of the foregoing resolutions are in conformity with the Articles of Organization affixed thereto and the Company operating agreement.


RESOLVED, a facsimile copy of this COMPANY RESOLUTION AND CERTIFICATE OF COMPANY AUTHORITY and any signatures hereon shall be considered for all purposes as an original.

IN WITNESS WHEREOF, the undersigned has executed this COMPANY RESOLUTION AND CERTIFICATE OF COMPANY AUTHORITY effective as of October 19, 2018.

TATCAL LLC, a Florida Limited Liability Company



Pedro C. Caldas, Manager



Maria C. Caldas, Manager