

**THIS INSTRUMENT PREPARED BY:  
RECORD AND RETURN TO:**

Ira R. Shapiro  
16375 N.E. 18th Avenue, Suite 225  
North Miami Beach, FL 33162  
Struzberg A7313

**WARRANTY DEED**

**THIS WARRANTY DEED**, made this 7<sup>th</sup> day of February, 2019, by Marc Hazan, a single man and Jane Rubery, a single woman, hereinafter called grantors, to Mikhail Struzberg, a married man, hereinafter called grantee, whose post office address is 430 East 8th Street, Apt. 402, Brooklyn, NY 11218

**WITNESSETH:** That the grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Broward County, Florida, viz:

**Folio #: 51-42-26-GK-3280**

**Unit No. PH-H BS, of The Hemispheres, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 4165, at Page 352, of the Public Records of Broward County, Florida, together with all appurtenances thereto, including an undivided interest in the common elements of said Condominium as set forth in the Declaration**

**Subject to the following:**

- 1. Real estate taxes for the year 2019 and subsequent years, which are not yet due and payable.**
- 2. Restrictions, limitations, covenants, dedications, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision and easements of record, without the intention of reimposing the same.**
- 3. Zoning laws and other governmental regulations.**
- 4. All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration of Condominium described above and all instruments therein referred to, and each and every exhibit and addendum thereto.**

**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 grantors hereby covenant with said grantee that the grantors have good right and lawful authority to sell and convey said land, and that the grantors 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, 2018.

Warranty Deed  
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IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

①x [Signature]  
Witness Signature (witness as to both)  
✓ RONICA-NAUANA IASBERENS  
Printed Name

②x [Signature]  
Witness Signature (witness as to both)  
✓ DEBORAH BAHAN  
Printed Name

x [Signature]  
Marc Hazan  
13 Rue Andre Lefebvre  
Paris, France 75015

x [Signature]  
Jane Rubery  
13 Rue Andre Lefebvre  
Paris, France 75015

COUNTRY OF FRANCE

CITY/COUNTY OF PARIS

The foregoing instrument was acknowledged, sworn to and subscribed before me by Marc Hazan and Jane Rubery, this \_\_\_\_\_ day of 4th February, 2019.

My Commission Expires:

Not applicable

x Anne Gostand  
Anne Gostand, Notary Public/American Embassy  
Commission/Serial Number (if any) \_\_\_\_\_

Personally Known OR Produced Identification  
Type of Identification Produced: Driver's License: \_\_\_\_\_ or Other: \_\_\_\_\_

- French identity cards OR  
- Passports

[Signature]  
SCP HERBERT, BOUGEARD, BRULON,  
BONNEAU, AUGER, MERGEY, de KEGHEL  
Notaires Associés  
3, place des Victoires - 75001 PARIS  
N° Etude 375 103 U  
Tél. : 01 53 42 67 67



**THE HEMISPHERES**

February 26, 2019

Re: Unit #BS-PHH  
1985 S. Ocean Dr. Unit # PHH  
Hallandale Beach FL. 33009

THE HEMISPHERES CONDOMINIUM ASSOCIATION

MIKHAIL STRUZBERG

Buyer

Dear Mr. STRUZBERG

This letter will serve as our advice to you that the Association has no legal issue with your purchase of Unit BS-PHH the Hemispheres Condominium.

Respectfully,

Gilberto Martinez

ON BEHALF OF THE BOARD OF DIRECTORS  
THE HEMISPHERES CONDOMINIUM ASSOCIATION