

Prepared by and return to:

**Marili Cancio Johnson**  
**Partner**  
**Marili Cancio Johnson PA**  
**1395 Brickell Avenue Suite 800**  
**Miami, FL 33131**  
**305-200-8696**  
File Number: **2013-09-AlcClus**  
Will Call No.: **3052008696**

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## Warranty Deed

**This Warranty Deed** made this 10 day of January, 2013 between **Cluster Assets, LLC**, a Florida limited liability company whose post office address is **8925 Collins Avenue, Unit 7A, Miami, FL 33154**, grantor, and **Alcorta Corp.**, a company organized under the laws of the Republic of Panama whose post office address is **495 Brickell Ave #3504, Miami, FL 33131**, 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 **Miami-Dade County, Florida** to-wit:

**Unit 2811 of 1060 Brickell Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 26157, Page 942, Public Records of Miami-Dade County, Florida.**

**Parcel Identification Number: 01-4138-134-2070**

**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, 2012**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

RC

Signed, sealed and delivered in our presence:

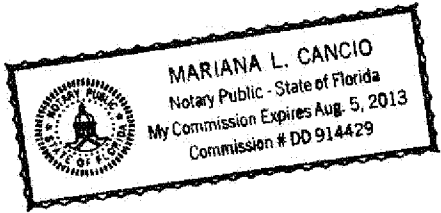
[Signature]  
Witness Name: \_\_\_\_\_  
[Signature]  
Witness Name: Paul Deppao

Cluster Assets, LLC  
By: [Signature]  
Raquel Ghirardi, Manager

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 10 January day of February, 2013 by Raquel Ghirardi, Manager on behalf of Cluster Assets, LLC. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: MARIANA L CANCIO  
My Commission Expires: 8/5/13



CERTIFICATE OF APPROVAL

This is to certify that ALCORTA CORP have been approved by the 1060 Brickell Condominium Association

purchaser  transferee or  lessee ( check the appropriate box) of the real property in Miami Dade County, Florida as described below.

Condominium Unit No. 2811 a Condominium according to the Declaration of Condominium thereof, recorded in Official Record Book 26157,page 942-1099 of the Public Records of Miami Dade County Florida , on January 11,2008

Dated : This 17th day of January, 2013.

1060 Brickell Condominium Association

By: [Signature]  
Print name: SEBASTIAN MANNARINO  
Title: TREASURER

STATE OF FLORIDA )  
COUNTY OF MIAMI -DADE ) SS:

BEFORE ME, the undersigned authority, personally appeared as a member of the Board of Directors of 1060 Brickell Condominium Association, Inc., who is personally known to me and or has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the State and County aforesaid this 17th day of January, 2013.



[Signature]