$ 980,000.00

This Instrument Prepared By and Return to:
Bergman and Jacobs, P.A.
2001 Hollywood Boulevard
Suite 200
Hollywood, Fl. 33020

Property Appraiser Parcel I.D. (Folio) Number:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of the 15th day of August, 2015 by:

CHATEAU BEACH, LLC, a Florida limited liability company

Address: 1000 East Hallandale Beach Boulevard, Suite B
                      Hallandale, Fl. 33009

hereinafter called the Grantor, to:

POMPEYA GROUP CORP., a company formed under the laws of the Republic of Panama

Address: c/o Salcedo Attorneys at Law, P.A.
           200 S. Broward Blvd., Suite 2700
           Miami, Florida 33131
hereinafter called the Grantee:

      (Wherever 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)

      WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Miami-Dade County, Florida (the "Property"):

      Unit 904, in **CHATEAU BEACH**, a Condominium, according to the Declaration of Condominium thereof, recorded July 31, 2015, in Official Records Book 29720 at Page 3594, of the Public Records of Miami-Dade County, Florida, as amended and/or supplemented from time to time, together with an undivided interest in the common elements appurtenant thereto.

      SUBJECT TO:

1

1. Real Estate taxes and any other taxes and assessments imposed by other taxing authorities for the year 2015 and all years subsequent thereto.

2. Conditions, restrictions, limitations, agreements, reservations, covenants, dedications, easements and other matters of record, if any, without by this reference intending to reimpose same.

3. Zoning ordinances, laws, property use limitations, prohibitions, and other restrictions upon the use of the Property, and other requirements as are or may be imposed by governmental authorities having jurisdiction.

4. Restrictions, covenants, conditions, liens, limitations and other terms of the Declaration of Condominium of CHATEAU BEACH CONDOMINIUM, together with all exhibits attached thereto, recorded in Official Records Book 29729, Page 3594 of the Public Records of Miami-Dade County, Florida, as amended and/or supplemented from time to time (the "Declaration").
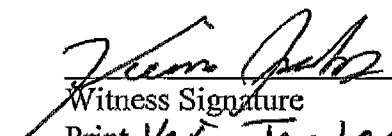
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

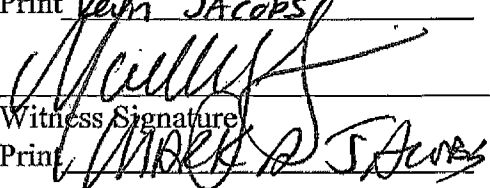**TO HAVE AND TO HOLD,** the same in fee simple forever.

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, AND hereby warrants the title to said land and will defend same against the lawful claims of all persons claiming by, through or under the said Grantor. Grantee by acceptance and recordation of this Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all the applicable provisions and requirements set forth in the Declaration.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.
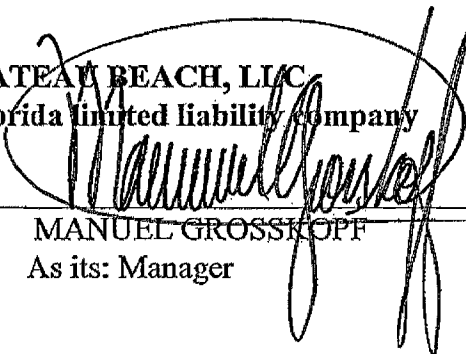
Signed, sealed and delivered in our presence:

_____
Witness Signature
Print _Kevin Jacobs_

_____
Witness Signature
Print _Mark A. Slavas_

CHATEAU BEACH, LLC,
a Florida limited liability company

By: _____
       MANUEL GROSSKOPF
       As its: Manager

2

STATE OF FLORIDA   )
COUNTY OF BROWARD   )

The foregoing instrument was acknowledged before me this _20_ day of _July_, 2015, by MANUEL GROSSKOPF, as manager of CHATEAU BEACH, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me.

_____
NOTARY PUBLIC, STATE OF FLORIDA
Print Name:
Commission Number:

MARK A. JACOBS
Commission # EE 849722
Expires March 7, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

3