

Prepared by and return to:
SETH I. COHEN, Esq.

PRINCETON TITLE & ESCROW, LLC
5550 Glades Road Suite 250
Boca Raton, FL 33431
561-886-0494
File Number: Elk-Alcorta Cor
Will Call No.:

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Warranty Deed

This Warranty Deed made this 9th day of January, 2013 between **Stephan Elk and Susan Elk, husband and wife**, whose post office address is **8600 Horseshoe Lane, Boca Raton, FL 33496, grantor**, and **Alcorta Corp., a company organized under the laws of the Republic of Panama, whose post office address is 495 Brickell Avenue #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 No. 3504, **ICONBRICKELL CONDOMINIUM NUMBER TWO**, according to the Declaration of Condominium thereof, as recorded in **Official Records Book 27065, Page 4397**: 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.

Parcel Identification Number: 01-4138-150-1780

Subject to taxes for the year 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations, limitations, right-of-way and zoning ordinances of record, if any.

Further subject to the covenants and restrictions contained in the above described Declaration of Condominium, which Grantee herein agrees to observe and perform. Together with all of the appurtenances to said condominium unit. See condominium certificate of approval attached.

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.

Signed, sealed and delivered in our presence:

Linda R. Parrish
Witness Name: Linda R. Parrish

Seth I. Cohen
Witness Name: Seth I. Cohen

[Signature]

Stephan Elk (Seal)

[Signature]

Susan Elk (Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 7th day of January, 2013 by Stephan Elk and Susan Elk, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]

Notary Public
Printed Name: Seth I. Cohen
My Commission Expires: _____

