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DEED DOC TAX 17,389.80  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:  
Karen P. Kondell, Esq.  
Akerman Senterfitt  
One SE Third Avenue 28<sup>th</sup> Floor  
Miami, FL 33131

**STATUTORY WARRANTY DEED**

**THIS INDENTURE**, made this 22 day of December 2006, between **PROMENADE DEVELOPERS, LTD.**, a Florida limited partnership, whose address is 4205 West Atlantic Avenue, Suite 201, Delray Beach, Florida 33445, hereinafter "Grantor", and **DARREN SHARPER**, a single person whose post office address is \_\_\_\_\_ hereinafter referred to as "Grantee".

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, the real property situate, lying and being in Miami-Dade County, Florida, which is more particularly described as follows:

[SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (the "Property")]

Property Folio # 28-2210-079-0025

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to the following:

1. Real estate taxes, drainage district taxes and any other taxes and assessments imposed by other taxing authorities for the year 2007 and years subsequent thereto;
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the Property.
3. All applicable zoning ordinances and regulations.
4. Declaration of Protective Covenants, Restrictions, and Easements for Villa Flora and Rules created thereunder, all of the terms of the Articles of Incorporation and Bylaws of Villa Flora Homeowners' Association, Inc. and any amendments and supplements to the above instruments.

{M2495993;1}

5. Second Amended and Restated Declaration of Covenants, Restrictions and Easements recorded in Official Records Book 12103, Page 1723, and Rules created thereunder, all of the terms of the Articles of Incorporation and Bylaws of Williams Island Property Owners' Association, Inc., and any amendments and supplements to the above instruments.

6. Any laws and restrictions, covenants, conditions, limitations, reservations, agreements or easements recorded in the Public Records or imposed by governmental authorities, without intent to reimpose same.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby warrants the title to said real property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Statutory Warranty Deed on the date and year first above written.

Signed, sealed and delivered  
in the presence of:

GRANTOR:

PROMENADE DEVELOPERS, LTD., a  
Florida limited partnership

By: AZA Ventures III, Inc., a Florida  
corporation, its General Partner

By: EUGENE N. SUTTIN, President

Antoinette Schrader  
Signature

Antoinette Schrader  
Print Name

[Signature]  
Signature

James W. Haggio  
Print Name

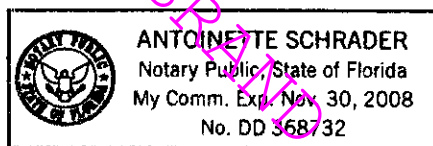
STATE OF FLORIDA            )  
  ) SS:  
COUNTY OF PALM BEACH    )

The foregoing instrument was acknowledged before me this 22nd day of December, 2006, by **EUGENE N. SUTTIN** as President of **AZA VENTURES III, INC.**, a Florida corporation, as the General Partner of **PROMENADE DEVELOPERS, LTD.**, a Florida limited partnership, on behalf of the corporation and the limited partnership. He is personally known to me or has produced a driver's license as identification.

NOTARY PUBLIC:

Sign: Antoinette Schrader  
Print: Antoinette Schrader

My Commission Expires:



**EXHIBIT "A"**

**Legal Description**

**Lot 12**

**Vintage Properties:**

A portion of Tract "I", of "WILLIAMS ISLAND THIRD AMENDED", according to the Plat thereof, as recorded in Plat Book 143, Page 24, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Tract "I", "WILLIAMS ISLAND THIRD AMENDED PLAT", thence North  $90^{\circ} 00' 00''$  East, a distance of 205.12 feet; thence South  $00^{\circ} 00' 00''$  East, a distance of 130.15 feet to the Point of Beginning; thence South  $14^{\circ} 06' 35''$  East, radially a distance of 138.23 feet to a point of cusp with a circular curve, said curve being concave to the Northeast, having a radius of 20.00 feet; thence Northwesterly along said curve through a central angle of  $33^{\circ} 09' 38''$ , an arc distance of 11.58 feet to the point of reverse curvature of a circular curve, being concave to the Southwest and having a radius of 40.74 feet; thence Northwesterly along said curve through a central angle of  $15^{\circ} 06' 59''$ , an arc distance of 10.75 feet to a point; thence South  $75^{\circ} 53' 25''$  West, a distance of 27.40 feet; thence North  $14^{\circ} 06' 35''$  West, a distance of 130.35 feet; thence North  $75^{\circ} 53' 35''$  East, a distance of 48.00 feet to the Point of Beginning.

Said lands situate and being in the City of Aventura, Miami-Dade County, Florida.

Address

Owner Name

Subdivision Name

Folio



SEARCH: **the JASMINE BRAND**

Suite



## PROPERTY INFORMATION

Folio: 28-2210-079-0025

Sub-Division:

WILLIAMS ISLAND 3RD AMEND

Property Address

**the JASMINE BRAND**

Owner

DARREN SHARPER

Mailing Address

**the JASMINE BRAND**

Primary Zone

4000 MULTI-FAMILY - 63-100 U/A

Primary Land Use

0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

Beds / Baths / Half

4 / 5 / 1

Floors

3

Living Units

1

Actual Area

7,899 Sq.Ft

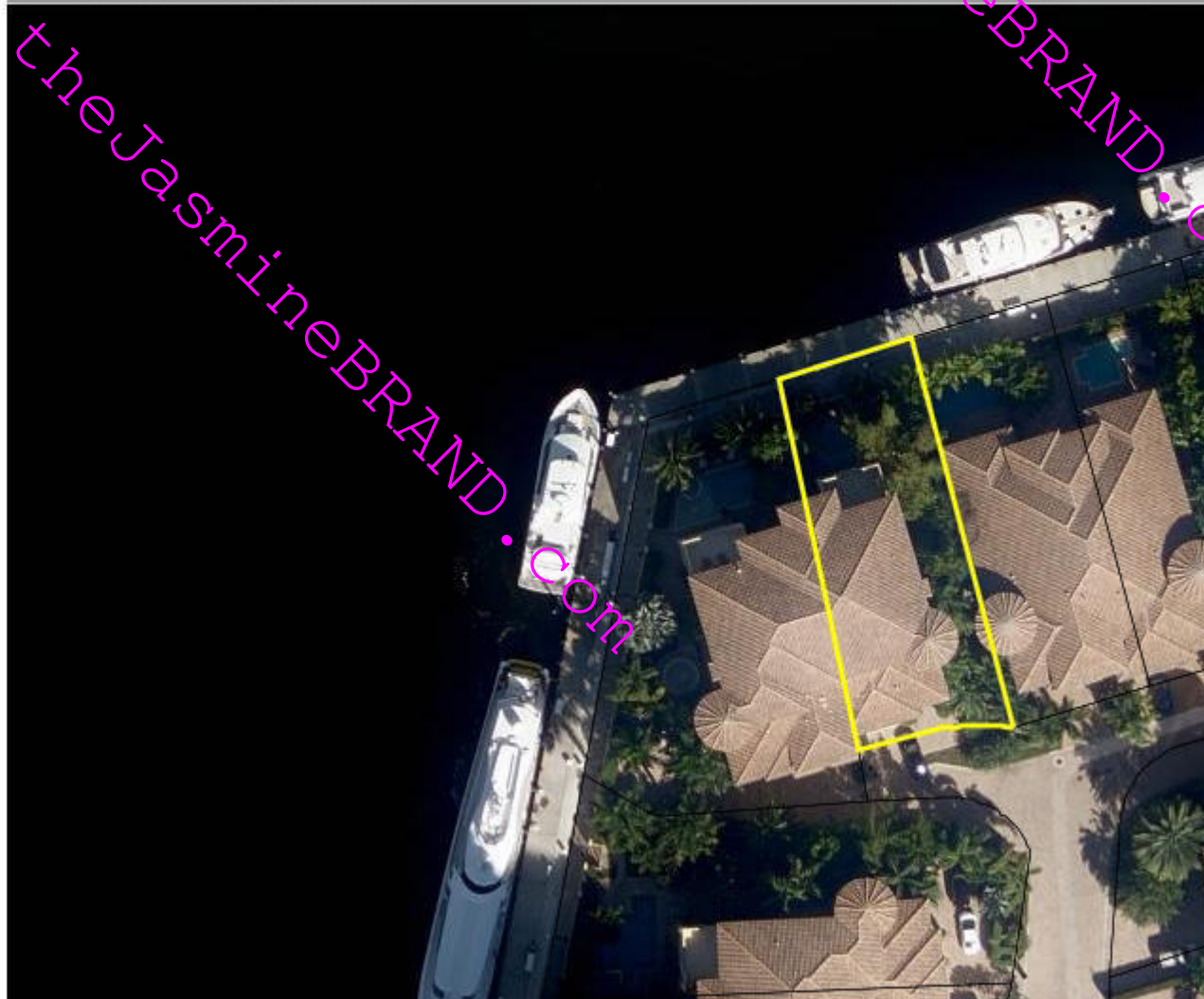


Zoom

Map View

Layers

Legend



## SALES INFORMATION



Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2006	\$2,898,242	25357-3470	Qual on DOS, but significant phy change since time of transfer
05/01/2004	\$950,000	22496-1837	Qual by verifiable & documented evidence
For more information about the Department of Revenue's Sales Qualification Codes.			

2014

2013

2012

## LAND INFORMATION



Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RMF-4	4000 - MULTI-FAMILY - 63-100 U/A	Square Ft.	6,351.00	\$466,798

## BUILDING INFORMATION



Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2007	7,899	6,430	6,362	\$0

Building Sketches Available!

## EXTRA FEATURES



Description	Year Built	Units	Calc Value
Elevator - Passenger	2007	3	\$28,800
Wrought Iron Fence	2007	40	\$1,152
Patio - Brick, Tile, Flagstone	2007	256	\$1,925
Pool 6' res AVG 3-8' dpth, plain feat 250-649 sf	2007	1	\$15,980