

4941-36-29-0010

Property Appraiser's Identification Folio No.

49-1-36-29-0010

(Reserved for Clerk of Court)

This Instrument Prepared By:  
Robert A. Brandt, P.A.  
696 NE 125<sup>th</sup> Street  
North Miami, FL 33161

After recording return To:  
Gory Silberman, P.A.  
2665 S. Bayside Drive #725  
Coconut Grove, FL 33133

Consideration: \$4,000,000.00

### WARRANTY DEED

THIS INDENTURE, made this 7 day of June, 2013 between LAUDERHILL MALL INVESTMENT, LLC, a Florida limited liability company, whose mailing address is 696 NE 125th Street, North Miami, FL 33161 (the "Grantor") and, Florida Holding 4800 LLC, a Florida limited liability company, whose mailing address is 3710 NW 19<sup>th</sup> Street, Coconut Creek, FL 33066 (the "Grantee"). Wherever used herein, the terms "Grantor" and "Grantees" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

WITNESSETH that said grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Tract A, of L.O.B. Plat, according to the plat thereof, as recorded in Plat Book 75, Page 24, Public Records of Broward County, Florida.

#### TOGETHER WITH:

Non-Exclusive easement for ingress and egress, for vehicular and pedestrian right-of-way purposes, and an exclusive easement for parking for the benefit of Parcel 3 pursuant to the Parking and Access Easement Agreement recorded in O.R. Book 47008, Page 259, Public Records of Broward County, Florida.

that it hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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.

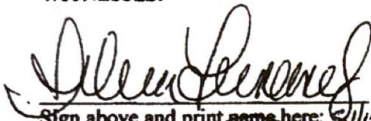
**AND** the Grantor hereby covenants with said Grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whosoever; and that said land is free of all encumbrances except those set forth herein.

**IN WITNESS WHEREOF**, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in our presence:

**WITNESSES:**

**GRANTOR:**



Sign above and print name here: Silvia Fernandez



Sign above and print name here: Yoram Izhak

LAUDERHILL MALL INVESTMENT, LLC  
a Florida limited liability company

By: LAUDERHILL MEMBERS, LLC,  
a Florida limited liability company, Its Manager

By:   
Yoram Izhak, Manager

By:   
Alan Lipton, Manager

STATE OF FLORIDA }

} ss:

COUNTY OF MIAMI-DADE}

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Yoram Izhak, as Manager of Lauderhill Members, LLC, a Florida limited liability company, as Manager of LAUDERHILL MALL INVESTMENT, LLC, a Florida limited liability company on behalf of the company. He is personally known to me, or has produced as identification as the person described in and who executed the foregoing instrument and acknowledged before me that he with full company authority to do so executed the same and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 6<sup>th</sup> day of JUNE, 2013.

  
Notary Public, State of Florida  
Print Name: Veronica Rodriguez

My Commission Expires: 03/21/14

