

**THIS INSTRUMENT PREPARED
BY AND PLEASE RETURN TO:
Michael I. Kotler, Esquire
Cohen Kotler, P.A.
54 Southwest Boca Raton Boulevard
Boca Raton, Florida 33432
Property Appraisers Parcel Identification
Folio No: 4941 15 14 0110**

WARRANTY DEED

THIS WARRANTY DEED, made this 24th day of January, 2020 by **DTRT Management Group, LLC**, a Florida Limited Liability Company, whose post office address is 12550 West Atlantic Boulevard, Coral Springs, Florida 33071, hereinafter called the Grantor, to **G.I. OF COMMERCIAL, LLC**, a Florida Limited Liability Company, whose post office address is 7050 W. Commercial Blvd., Lauderhill, Florida 33319, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor(s)" and "Grantee(s)" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

W I T N E S S E T H, that the Grantor, for and in consideration of the sum of Ten Dollars (\$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 Broward County, State of Florida, viz:

Lot 11, of **COMMERCIAL BOULEVARD SHOPPES 2**, according to the Plat thereof, as recorded in Plat Book 107, Page 43, of the Public Records of Broward County, Florida.

SUBJECT TO:

1. Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
2. Restrictions and matters appearing on the plat or otherwise common to the subdivision;
3. Public utility easements of record;
4. Taxes for the year 2020 and subsequent years.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to January 31, 2019.

In Witness Whereof, the said Grantor has signed and sealed these presents the day

and year first above written.

Signed, sealed and delivered in the presence of:

**DTRT MANAGEMENT GROUP,
LLC**, a Florida Limited Liability
Company

Brittany Feldman
Witness Signature

Brittany Feldman
Printed Name

[Signature]
Witness Signature

Adrian Salgado
Printed Name

By: Matthew Geller Manager
Matthew Geller, Manager

By: Edmundo Rodriguez Jr. Manager
Edmundo Rodriguez, Jr., Manager

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of January, 2020, by Matthew Geller and Edmundo Rodriguez, Jr., as Managers of DTRT Management Group, LLC, a Florida limited liability company, on behalf of the entity, who is personally known to me, or has produced _____ as identification.

[Signature]
Notary Public
Cynthia L. Hernandez
Printed Notary Name

My commission expires:



CYNTHIA L. HERNANDEZ
Commission # GG 217184
Expires May 13, 2022
Bonded thru Budget Notary Services

MG
ER