

This instrument prepared by, or under the supervision of (and after recording return to):

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100 Southeast 2<sup>nd</sup> Street, Suite 2900  
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Parcel I.D. No. 02-3222-033-1260

Grantee's Tax I.D. No(s) \_\_\_\_\_  
\_\_\_\_\_

(Reserved for Clerk of Court)

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and entered into as of the 28<sup>th</sup> day of May, 2021 by **4701 North Meridian LLC, a Delaware limited liability company**, Grantor, whose mailing address is 4218 NE 2nd Avenue, 2nd Floor, Miami, Florida 33137, to **Skyhouse RCRMB, LLC, a Florida limited liability company**, Grantee, whose mailing address is 4218 NE 2<sup>nd</sup> Avenue, Miami, FL 33137. Wherever used herein, the terms "Grantor" and "Grantee" shall include, as to each party, to this instrument, its heirs, legal representatives and assigns.

**WITNESSETH:**

**GRANTOR**, for and in consideration of Ten and No/100 U.S. Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situated and being in Miami-Dade County, Florida (the "Property"):

Unit UPH 21 of 4701 North Meridian, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 29109, Page 4659, of the Public Records of Miami-Dade County, Florida, as amended or supplemented from time to time, together with its undivided share in the common elements.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or appertaining thereto.

**THIS CONVEYANCE** is subject to: taxes and assessments for the current calendar year and all subsequent years; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; conditions, restrictions, covenants, reservations, limitations and easements of record, but this reference shall not operate to re-impose same; all standard printed exceptions contained in an ALTA Owner's title insurance policy issued in Miami-Dade County, Florida; conditions, restrictions, easements, covenants, assessments, liens, terms and limitations set forth in the Declaration of 4701 North Meridian, a Condominium, recorded in Official Records Book 29109, at Page 4659, of the Public Records of Miami-Dade County, Florida, and all exhibits thereto, as amended and/or supplemented from time to time (the "Declaration").

**GRANTOR** hereby warrants title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, other than those matters described above. 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 of the applicable provisions and requirements set forth in the Declaration.

