

This instrument prepared by:  
Peter C. Bianchi, Jr., FBN 0842419

Return to:  
J. Luis Quintana, the Quintana Law Firm  
145 Almeria Avenue, Coral Gables, FL 33134-60081998  
Miami-Dade Tax Folio Nos. **02-3234-004-0140**  
**02-3234-004-0150**

## **CORRECTIVE WARRANTY DEED**

**THIS CORRECTIVE WARRANTY DEED** is made on the 8<sup>th</sup> day of JULY, 2021 between **IVOR HANO ROSE a/k/a IVOR H. ROSE a/k/a IVOR ROSE** individually and as surviving spouse of the marriage between him and his late spouse RITA STARR (deceased January 3, 2021, a certified copy of her Certificate of Death being filed concurrent with this instrument), having an address of 1810 Michigan Avenue, Miami Beach, FL 33139, by and through his Agent and Attorney-in-Fact Anthony Accetta as “Grantor”, and **IRRS 1818 Michigan LLC**, a Florida limited liability company, the poste office address of which is 20295 NE 29th Place, Suite 201, Aventura, FL 33180 as “Grantee”. As used herein the terms “Grantor” and “Grantee” include the parties to this instrument, their heirs, successors, assigns, legal representatives, trusts and trustees.

**WITNESSETH**, that said Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said Grantee, its successors and assigns, forever the following described land situate, lying and being in the County of Miami-Dade, State of Florida, to wit:

***ALL OF LOT 3, BLOCK 10, PALM VIEW SUBDIVISION, according to the Plat thereof recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida,***

Together with:

***THAT PORTION OF LOT 4, BLOCK 10, PALM VIEW SUBDIVISION described as follows:***

***Commencing at the Southwesterly corner of LOT 2; thence run Northerly along Westerly line of LOT 2 for a distance of twenty-five (25) feet to the Point of Beginning; thence continue along previously described course for a distance of forty-one and two-tenths (41.2) feet to the point on the Southerly line of Collins Canal; thence run Southwesterly along said Southerly line of Collins Canal for a distance of nineteen (19) feet to a point; thence run Southeasterly for a distance of thirty-six and one one-hundredth (36.01) feet to the Point of Beginning.***

**(NOTE)**: the subject property is not now nor has it ever been the homestead of Grantor or his late spouse.)

**SUBJECT TO** taxes and assessments for 2020 and 2021 and all subsequent years and any Declaration of Condominium (if any) and such other conditions, restrictions, easements, limitations, dedications and reservations as may exist of record.

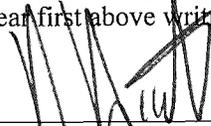
**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

**TO HAVE AND TO HOLD** the same in fee simple forever;

**AND GRANTOR HEREBY COVENANTS** with said Grantee that Grantor is lawfully seized of said lands in fee simple; that Grantor has good right and lawful authority to sell and convey said lands; and that said lands are free of all encumbrances except taxes accruing subsequent to 2020; and that Grantor hereby fully warrants title to said lands and will defend the same against the lawful claims of all persons claiming by, through or under Grantor or his deceased spouse, but against none other.

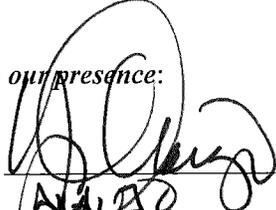
**THIS IS A CONVEYANCE** of unencumbered, non-homestead, real property for no consideration other than as stated heretofore, and further, this transfer and conveyance is exempt from Documentary Stamp Tax since grantee is not a "purchaser" and there is no "consideration" within the meaning of §201.02(1), Florida Statutes, per the holding set forth in *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So. 2d 913 (Fla.2005), as Grantee is a business entity wholly owned and controlled by the Grantor in ultimately the same proportionate interest, and the property is unencumbered as of the date of both the original transfer and the date of this Corrective Warranty Deed, wherefore minimum Documentary Stamps shall be affixed.

**IN WITNESS WHEREOF** Grantor by and through his Agent and Attorney-in-Fact Anthony Accetta has hereunto set his hand and seal the day and year first above written.

By: 

**IVOR HANO ROSE a/k/a IVOR H. ROSE a/k/a IVOR ROSE** individually and as surviving spouse of the marriage between him and his late spouse RITA STARR, by ANTHONY ACCETTA, his Agent and Attorney-in-Fact under a Florida Durable Power of Attorney dated April 12, 2019

**Signed and Sealed in our presence:**

Witness No. 1 [sign]: 

Printed name: Y. ALVAREZ

Address: 145 Almeria Ave, Coral Gables, FL 33134.

Witness No. 2 [sign]: 

Printed name: KIRK W. VILALON

Address: 145 Almeria Ave, Coral Gables, FL 33134

STATE OF FLORIDA        }  
                                      : ss  
COUNTY OF MIAMI-DADE}

Sworn to (or affirmed) and subscribed before me by means of (check one):

- Physical presence; or
- Online notarization,

on this 8<sup>th</sup> day of JULY, 2021 by ANTHONY ACCETTA who affirms his Agency on behalf of Ivor Hano Rose a/k/a Ivor H. Rose a/k/a Ivor Rose, and who is (check one):

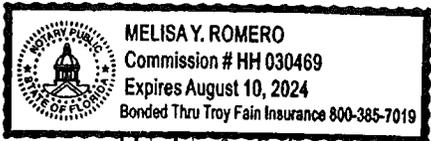
Personally known by me; or  
 Who produced \_\_\_\_\_ as identification;

and by witness No. 1, YOLANDA ANAJO, who is

Personally known by me; or  
 Who produced \_\_\_\_\_ as identification;

and by witness No. 2, KIRK W. VILLALON, who is

Personally known by me; or  
 Who produced \_\_\_\_\_ as identification;



[SEAL]

By: [Signature]  
NOTARY PUBLIC, State of Florida

This notarial certificate is sufficient for an oath or affirmation pursuant to Section 117.05(13)(a), Florida Statutes.

Prepared by:  
J. Luis Quintana, Esq.  
Quintana Portal Villalon, PLLC  
145 Almeria Avenue  
Coral Gables, FL 33134  
(305-446-0300)

Real Estate Tax ID#/Parcel No. 02-3234-004-0130

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### QUIT CLAIM DEED

This Quit Claim Deed made this July 21, 2023 between **IVOR HANO ROSE, A/K/A IVOR H. ROSE**, a single person, whose mailing address is c/o J. Luis Quintana, 145 Almeria Avenue, Coral Gables, Florida 33134, Grantor, and **1810 IRRS HOLDINGS, LLC, a Florida Limited Liability Company**, whose post office address is 145 Almeria Avenue, Coral Gables, Florida 33134, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

All of Lot 2 in Block 10, PALM VIEW SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6 at Page 29, of the Public Records of Miami-Dade County, Florida, EXCEPT that portion described as follow: *Begin at the Southwest corner of LOT 2; thence East 6 Feet; North 25 Feet; West 6 Feet to the West Line of said LOT 2; thence South along the West Line of LOT 2, a distance of 25 Feet to the point of beginning. A/K/A Beginning at the Southwesterly corner of LOT 2: thence run Easterly along Southerly line of said LOT 2 for a distance of 6 feet to a point; thence run Northerly along a line parallel to and 6 feet East of Westerly line of LOT 2 for a distance of 25 feet to a point; thence run Westerly along a line parallel to and 25 feet North of Southerly line of LOT 2 to a point on Westerly line of LOT 2; thence Southerly along Westerly line of LOT 2 for a distance of 25 feet to the Point of Beginning.*

*Property Address: 1810 Michigan Avenue, Miami Beach, Florida 33139*

**NOTES TO RECORDING CLERK:** This is a conveyance of unencumbered real property for no consideration other than as stated heretofore, and further, this transfer and conveyance is exempt from Documentary Stamp Tax since Grantee is not a "purchaser" and there is no "consideration" within the meaning of §201.02(1), Florida Statutes, per the holding set forth in *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So. 2d 913 (Fla.2005), as Grantee is a business entity wholly owned and controlled by the Grantors in ultimately the same proportionate interest; wherefore minimum Documentary Stamps shall be affixed.

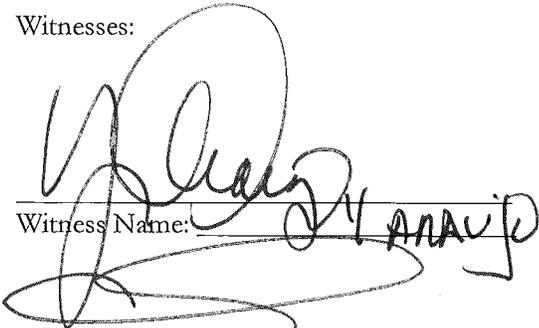
This Quit-Claim Deed has been prepared without the benefits of a title examination or review of the public records.

Page Two of Quit-Claim Deed between  
Ivor Hano Rose, a/k/a Ivor H. Rose, a single person, Grantor,  
and 1810 IRRS HOLDINGS, LLC, a Florida Limited Liability Company, Grantee

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in  
anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either  
in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses:

  
Witness Name: YOLANDA ARAUJO  
Witness Name: Carmille segura

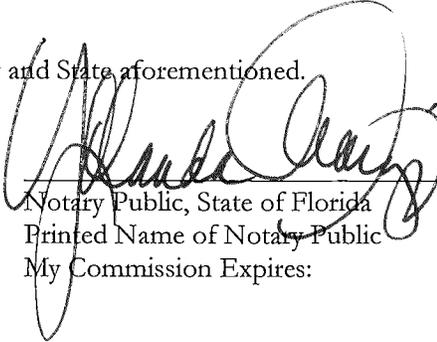
**IVOR HANO ROSE,**  
a/k/a/ **IVOR H. ROSE, Grantor**  
  
by Anthony Accetta as Attorney in Fact  
Under a Durable Power of Attorney  
Dated April 12, 2019

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE    )

NOTARY CERTIFICATION

I HEREBY CERTIFY that the foregoing instrument was sworn, subscribed, and acknowledged  
before me by means of  physical presence or  online notarization, this [21] day of July, 2023, by **IVOR  
HANO ROSE, a/k/a/ IVOR H. ROSE, Grantor** by Anthony Accetta as Attorney in Fact under a Durable  
Power of Attorney Dated April 12, 2019. He is personally known to me  or who produced identification   
(Type of Identification: \_\_\_\_\_).

Witness my hand and seal in the County and State aforementioned.

  
Notary Public, State of Florida  
Printed Name of Notary Public  
My Commission Expires:

