

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. ALVARO

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

Witness No. 2 [sign]: \_\_\_\_\_

Printed name: KIRK W. VILLALON

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):

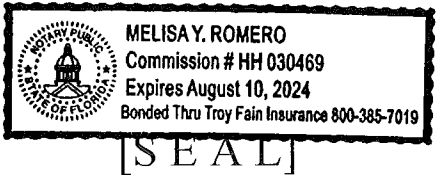
☒ Personally known by me; or  
☐ Who produced \_\_\_\_\_ as identification;


and by witness No. 1, VOLANDA ANASTO, 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;



By:  \_\_\_\_\_  
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

[Space Above This Line For Recording Data]

### 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: ANAYJO

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

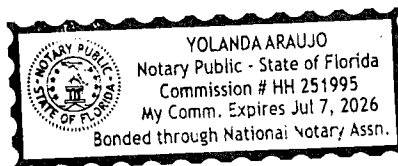
STATE OF FLORIDA           )  
COUNTY OF MIAMI-DADE   )

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:



Prepared by and Return to:  
Datan Z. Dorot, Esq.  
Dorot & Bensimon PL  
20295 NE 29<sup>th</sup> Place, Suite 201  
Aventura, Florida 33180  
Parcel Identification Number: 02-3234-004-0120  
Address: 1800 Michigan Ave., Miami Beach, FL 33139

**WARRANTY DEED**

**THIS WARRANTY DEED** is made on August 20, 2020, between **IVOR HANO ROSE** and **RITA STARR**, husband and wife, having an address at 1810 Michigan Ave., Miami Beach, FL 33139 ("Grantor"), and **IRRS 1800 MICHIGAN, LLC**, a Florida limited liability company, whose post office address is 20295 NE 29<sup>th</sup> Place, Suite 201, Aventura, FL 33180 ("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 the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, 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, following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

**Lot 1, in Block 10, PALM VIEW, according to the Plat thereof, recorded in Plat Book 6, at Page 29, of the Public Records of Dade County, Florida.**

**SUBJECT TO** taxes and assessments for 2020 and all subsequent years; the Declaration of Condominium described above, if any; and conditions, restrictions, easements, limitations, dedications and reservations of record, if any.

**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 land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2020. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

This is a conveyance of unencumbered non-homestead real property for no consideration. Further, this transfer is exempt from Documentary Stamp Tax since Grantee is not a "purchaser" and there is no "consideration" within the meaning of Section 201.02(1), Florida Statutes, under the holding set forth in *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So.2d 913 (Fla.2005), since Grantee is a business entity wholly owned by the Grantor in ultimately the same proportionate interest and the property is unencumbered as of the date of this transfer. Minimum documentary stamps are affixed.

**THIS DEED WAS PREPARED AND IS BEING RECORDED WITHOUT THE BENEFIT OF PRIOR SEARCH AND TITLE EXAMINATION PURSUANT TO THE INSTRUCTION OF THE GRANTOR AND GRANTEE.**

**IN WITNESS WHEREOF**, Grantor has executed this instrument in its name, the day and year first above written.

**WITNESSES:**

Sign:   
Print Name: CAROLINA RIOS

Sign:   
Print Name: ALEXANDRA MANGANO

**GRANTORS:**

Sign:   
By: **IVOR ROSE**

Sign:   
By: **RITA STARR**

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me, by means of physical presence, on August 20, 2020, by the Grantors, IVOR ROSE and RITA STARR, who each produced a Florida Driver's License as identification, and sworn to and subscribed before me by the witnesses, CAROLINA RIOS, who has produced Florida Driver's License as identification, and ALEXANDRA MANGANO, who has produced Florida Driver's License as identification, and subscribed by me in the presence of the Grantor and the subscribing witnesses, all on August 20, 2020.



Jessica Guillen  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG222759  
Expires 6/16/2022

  
NOTARY PUBLIC, State of Florida