

This Document Prepared By and Return to:  
**BLUE TITLE SERVICES, CORP.**  
2050 CORAL WAY, SUITE 303  
MIAMI, FL. 33145  
PH: (305) 860-7885  
FX: (305) 285-6793

Parcel ID Number: **484123-BC-2030**

# Warranty Deed

This Indenture, Made this **11th** day of **May**, 2011 A.D., **Between**  
**A and ARR TRUST AGREEMENT dated DECEMBER 17, 2008**

of the County of **Miami-Dade**, State of **Florida**, grantor, and  
**GUIDO MANINI RIOS, a married man**

whose address is: **3380 PINEWALK DRIVE NORTH UNIT 1117, MARGATE, FL 33063**

of the County of **BROWARD**, State of **Florida**, grantee.

**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
-----**TEN DOLLARS (\$10)**----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of **BROWARD** State of **Florida** to wit:

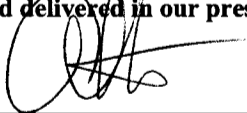
**Unit No. 1117, Building 3380, of CORAL KEY CONDOMINIUM, according to the Declaration of Condominium, as recorded in Official Records Book 41985, at Pages 805 through 1014, of the Public Records of BROWARD County, Florida, A/K/A Unit No. 3380. Building No. 1117, of Coral Key Condominium, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration, and all amendments thereto, according to the Declaration of Condominium, as recorded in Official Records Book 41985, at Pages 805 through 1014, of the Public Records of BROWARD County, Florida.**

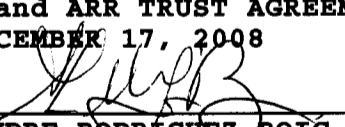
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

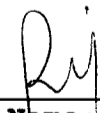
**In Witness Whereof**, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**A and ARR TRUST AGREEMENT dated DECEMBER 17, 2008**

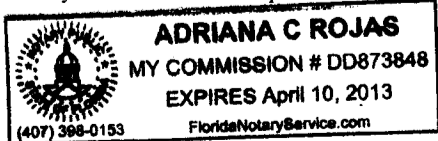
  
\_\_\_\_\_  
Printed Name: Adriana Rojas  
Witness

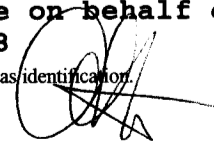
By:  (Seal)  
\_\_\_\_\_  
**ANDRE RODRIGUEZ-ROIG**  
Individually and as Trustee  
P.O. Address: 801 BRICKELL KEY BLVD. # 502, Miami, FL 33131

  
\_\_\_\_\_  
Printed Name: Rosa Guerrero  
Witness

**STATE OF Florida**  
**COUNTY OF Miami-Dade**

The foregoing instrument was acknowledged before me this **11th** day of **May**, 2011 by  
**ANDRE RODRIGUEZ-ROIG, Individually and as Trustee on behalf of the**  
**A and ARR TRUST AGREEMENT dated DECEMBER 17, 2008**  
he is personally known to me or he has produced his **Florida driver's license** as identification.



  
\_\_\_\_\_  
Printed Name: Adriana Rojas  
Notary Public  
My Commission Expires:

CORAL KEY CONDOMINIUM ASSOCIATION (AT CAROLINA), INC  
3490 PINEWALK DRIVE NORTH  
MARGATE, FLORIDA 33063  
954-345-9210

5/5/11

RE: Approval Letter

To whom it may concern,

*Guido Manini*, has been approved by the Coral Key Condominium Association (at Carolina), Inc.

An application for Buyer Screening was conducted for the property address: 3380 Pinewalk Drive North # 1117; Margate, Florida 33063

Owner has received and reviewed a copy of the Condominium's Rules and Regulations for Coral Key Condominium Association (at Carolina, Inc

Thank you,



Dennis Stress  
Board of Director President