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Folio No. 01-3127-028-0280

Prepared Without Title Examination

NOTE TO RECORDER: THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY STAMPS UNDER THE MIAMI CRESCENT DOCTRINE SINCE THE TRANSFER IS A TRANSFER OF UNENCUMBERED PROPERTY TO AN ENTITY CONTROLLED BY THE SAME PARTIES IN THE SAME PERCENTAGE.

Quit Claim Deed

This indenture made this 10 day of November, 2024, delivered by **Irene Madruga, an unmarried woman, individually and as Trustee of the Irene Madruga Revocable Trust u/a/d September 6th 2024**, of 226 W. San Marino Drive, Miami Beach, Florida 33139 (Grantor) to **2344 IM LLC, a Florida limited liability company** (Grantee) whose post office address is 226 W. San Marino Drive, Miami Beach, Florida 33139.

WITNESSETH, that said Grantor for and in consideration of the sum of Ten (\$10.00) dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, grantor quitclaims to the said grantee and grantee's heirs and assigns forever, the following described land, situate, lying and being in MIAMI-DADE County, Florida to wit:

Lot 7, Block 2, NEW HAVEN, according to the Map or Plat thereof, as recorded in Plat Book 6, Page 184, of the Public Records of Miami-Dade County, Florida.

a/k/a 2344 NW 35 St, Miami, FL 33142

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Alyssa Kass
Witness

Alyssa Kass
Name

Mailing address for Witness:

1497 NW 7 St
Miami FL 33125

Irene Madruga
Irene Madruga, individually
and as Trustee of the
Irene Madruga Revocable Trust
u/a/d September 6th 2024

Marcie Bemis
Witness

Marcie Bemis
Name

Mailing address for Witness:

1497 NW 7 St
Miami FL 33125

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence this 6 day of November, 2024 by Irene Madruga, individually and as Trustee of the Irene Madruga Revocable Trust u/a/d September 6th 2024. She is personally known to me or has presented Driver's License as identification.

My commission expires:



ALYSSA KASS
Commission # HH 269524
Expires September 25, 2026

Notary Public, State of FL