

On the same day of its execution
and for the Purchasers, I issue
the first certified copy of this
deed. I, the Notary, ATTEST.-----

Notary Public

-----DEED NUMBER EIGHTY-SEVEN (87)-----

-----PURCHASE AND SALE-----

---In the city of Cataño, Puerto Rico, on the thirty-first (31st) day
of May, two thousand twenty-three (2023).-----

-----BEFORE ME-----

---**MELVIN E. RODRIGUEZ TORRES**, Attorney-At-Law and
Notary Public in and for the Commonwealth of Puerto Rico, with
residence and offices in San Juan, Puerto Rico.-----

-----APPEAR-----

---AS PARTY OF THE FIRST PART: **RICARDO JORGE SAADE**

YORDAN and CARLA TERESITA RAMPOLLA SAAVEDRA,
both of legal age, married to each other, property owners and
residents of Dorado, Puerto Rico, (**hereinafter, the "Seller"**).----

---AS PARTY OF THE SECOND PART: **CREATIVE DESIGN, LLC**,
a limited liability company organized and existing under the laws
of the Commonwealth of Puerto Rico, represented by Carlos
Manuel Rivera Corujo, of legal age, married, attorney and resident
of Guaynabo, Puerto Rico, which authority to appear herein is
evidenced by a Certificate of Members dated May eleventh (11th),
two thousand twenty-three (2023), under affidavit number two
thousand seven hundred forty-seven (2,747) before notary María
Victoria Munera Pascual, (**hereinafter, the "Purchaser"**).----

---I, the Notary give faith of having before me the aforementioned
Certificate of Members and I attest that it comply with all
requirements and formalities required by law.-----

---I, the Notary, hereby CERTIFY that I have identified the natural
persons appearing on behalf of the First Part and the Second Part
by their driver's licence issued by the Commonwealth of Puerto
Rico, respectively, and by their statements, I further certify as to
their respective age, civil status, profession and residence. They
assure me that they have and in my judgment they do have the
necessary legal capacity and authority to execute this public



instrument and therefore they freely:-----

-----STATE-----

--FIRST: The Seller is the sole owner in fee simple ("pleno dominio") of the properties described in the Registry of the Property of Puerto Rico, Fourth Section of Bayamón (hereinafter, the "Registry") in the Spanish language as follows (hereinafter, the "Property"): -----

-----PROPERTY "A"-----

---URBANA: PROPIEDAD HORIZONTAL: Apartamento residencial de forma irregular, identificado con el número ciento cuatro (104), localizado en la primera planta del Condominio Plantation Village Residential Building NO. 1, localizado en Plantation Village at Dorado Beach, en el Barrio Higuillar, del término municipal de Dorado, Puerto Rico, el cual se describe en la Escritura Matriz de Dedicación al Régimen de Propiedad Horizontal del Condominio Plantation Village Residential Building NO.1, con la descripción, área y colindancias que se relacionan a continuación: **EN LINDES:** Por el NORTE, en treinta y un pie once pulgadas (31'-11") con elemento común del condominio; por el SUR, en treinta y seis pies tres pulgadas (36'-3") con elemento común; por el ESTE, en ochenta y ocho pies ocho pulgadas (88'-8") con pared común adyacente al Apartamento Ciento Tres (103); por el OESTE, en ochenta y ocho pies ocho pulgadas (88'-8") con pared común adyacente al Apartamento Ciento Cinco (105). Tiene su puerta de entrada y salida por su lado NORTE, que da al área de pasillo que conduce a las escaleras y elevadores que le brindan acceso al edificio. **Consta de un foyer, sala-comedor, cocina, un closet, dos dormitorios con closet y baño completo, un medio baño, área de lavandería, y una tercera habitación que es el dormitorio principal ("master bedroom"), en el cual también se encuentra un área de "walk-in-closet" y un baño completo.** También consta de una terraza parcialmente techada y un área de patio adyacente a la terraza. Discurre horizontalmente por el interior de este apartamento, entre el plafón y el techo raso, tubería que es parte del sistema sanitario común que sirve al edificio. Discurren por el interior del apartamento conductos verticales bajantes que son parte del sistema sanitario, pluvial, y de ventilación común que sirve al edificio. Dichos conductos son considerados elementos comunes del condominio. Discurren por el interior del apartamento, entre el plafón y el techo raso, y por las paredes de gypsum board parte del sistema de distribución eléctrica, de telecomunicaciones y de agua potable de este apartamento. Le corresponden a este Apartamento, como Anejo(s) el uso exclusivo y particular de dos (2) espacios de estacionamientos identificados con el Número Ciento Cuatro (104), ubicados en el área de estacionamiento del Condominio, según ilustrados en el "Plot Plan" y los

Planos de este Condominio. Le corresponden a este Apartamento, como Anejo(s) el uso exclusivo y particular de un (1) espacio de estacionamiento para carro de golf identificado con el Número Ciento Cuatro (104), ubicado en el área de estacionamiento del Condominio, según ilustrados en el "Plot Plan" y los Planos de este Condominio. Le corresponden a este Apartamento, como Anejo(s) el uso exclusivo y particular de un área privada de patio, según ilustrado en el "Plot Plan" y los Planos de este Condominio. El Área total del Apartamento y sus anejos es de tres mil cuatrocientos tres punto cuarenta y seis pies cuadrados (3,403.46 p.c.), equivalentes a trescientos dieciséis punto diecinueve metros cuadrados (316.19 m.c.). Área del Apartamento: mil ochocientos ochenta y seis punto cincuenta y un pies cuadrados (1886.51 p.c.), equivalentes a ciento setenta y cinco punto veinte y seis metros cuadrados (175.26m.c.). Área de Estacionamientos anejos: cuatrocientos cuarenta y nueve punto treinta y un pies cuadrados (449.31p.c.), equivalentes a cuarenta y uno punto setenta y cuatro metros cuadrados (41.74 m.c.). Área de Estacionamiento de Carro de Gulf anejo: cuarenta y seis punto noventa y seis pies cuadrados (46.96 p.c.), equivalentes a cuatro punto treinta y seis metros cuadrados (4.36 m.c.). Área de Terraza: seiscientos cincuenta y cinco punto noventa y tres pies cuadrados (655.93 p.c.), equivalentes a sesenta punto noventa y cuatro metros cuadrados (60.94 m.c.). Área De Patio Anejo: trescientos sesenta y cuatro punto setenta y cinco pies cuadrados (364.75 p.c.), equivalentes a treinta y tres punto ochenta y nueve metros cuadrados (33.89 m.c.). A este apartamento le corresponde una participación en los Elementos Comunes del Condominio de dos por ciento con seis mil ochocientos noventa y seis milésimas de por ciento (2.6896%).-----

---The property is recorded at Karibe volume of Dorado, property number fifteen thousand eight hundred ninety-nine (15,889), Registry of the Property of Puerto Rico, Fourth Section of Bayamon.-----

---Property Tax Number: "037-012-003-43-004".-----

-----PROPERTY "B"-----

-----PARKING SPACE NUMBER ELEVEN-----

---URBANA: PROPIEDAD HORIZONTAL: Área de estacionamiento exterior de auto, identificado con el Número ONCE (11), localizado en el área exterior delantera del Condominio Plantation Village Residential Building No.1, localizado en Plantation Village at Dorado Beach, en el Bo. Higuillar, del término municipal de Dorado, Puerto Rico, el cual se describe en la Escritura Matriz de Dedicación al Régimen de Propiedad Horizontal del Condominio Plantation Village Residential Building No.1 con la descripción, área y colindancias que se relacionan a continuación: EN LINDES: Por el NORTE, en diez y ocho pies con una pulgada (18'-1") con el estacionamiento exterior Número DOCE (12); por el SUR, en diez y ocho pies con una pulgada (18'-1") con el



estacionamiento exterior Número DIEZ (10); por el ESTE, en nueve pies seis pulgadas (9'-6") con elemento común; por el OESTE, en ocho pies dos pulgadas (8'-2") con el área común de acceso al estacionamiento. Tiene su acceso por el lado OESTE, que da al área común de acceso al estacionamiento exterior de autos y al área que conduce al acceso principal del edificio en su primer nivel. Consta de un área abierta para estacionamiento de auto. El área total de estacionamiento exterior de auto es de ciento sesenta punto cero seis pies cuadrados (160.06 p.c.), equivalentes a catorce punto ochenta y siete metros cuadrados (14.87 m.c.). A este estacionamiento le corresponde una participación en los Elementos Comunes del Condominio de mil doscientos sesenta y cinco diez milésimas de por ciento (0.1265%).-----

---The property is recorded at Karibe volume of Dorado, property number fifteen thousand nine hundred thirty-eight (15,938), Registry of the Property of Puerto Rico, Fourth Section of Bayamon.-----

---Property Tax Number: "037-012-003-43-043".-----

PROPERTY "C"

PARKING SPACE NUMBER EIGHTEEN

---URBANA: PROPIEDAD HORIZONTAL: Área de estacionamiento exterior de auto, identificado con el Número Dieciocho (18), localizado en el área exterior delantera del Condominio Plantation Village Residential Building No.1, Localizado en Plantation Village at Dorado Beach, en el Bo. Higuillar, del término municipal de Dorado, Puerto Rico, el cual se describe en la Escritura Matriz de Dedicación al Régimen de Propiedad Horizontal del Condominio Plantation Village Residential Building No.1 con la descripción, área y colindancias que se relacionan a continuación: EN LINDES: Por el NORTE, en dieciocho pies con una pulgada (18'-1") con el estacionamiento exterior Número Diecinueve (19); por el SUR, en dieciocho pies con una pulgada (18'-1") con el estacionamiento exterior Número Diecisiete (17); por el ESTE, en nueve pies seis pulgadas (9'-6") con elemento común; por el OESTE, en ocho pies dos pulgadas (8'-2") con el área común de acceso al estacionamiento. Tiene su acceso por el lado OESTE, que da al área común de acceso al estacionamiento exterior de autos y al área que conduce al acceso principal del edificio en su primer nivel. Consta de un área abierta para estacionamiento de auto. El área total de estacionamiento exterior de auto es de ciento sesenta punto cero seis pies cuadrados (160.06 p.c.), equivalentes a catorce punto ochenta y siete metros cuadrados (14.87 m.c.). A este estacionamiento le corresponde una participación en los Elementos Comunes del Condominio de mil doscientos sesenta y cinco diez milésimas de por ciento (0.1265%).-----

---The property is recorded at Karibe volume of Dorado, property number fifteen thousand nine hundred forty-five (15,945), Registry of the Property of Puerto Rico, Fourth Section of Bayamon.-----

---Property Tax Number: "037-012-003-43-050".-----

-----PROPERTY "D"-----

-----PARKING SPACE NUMBER NINETEEN-----

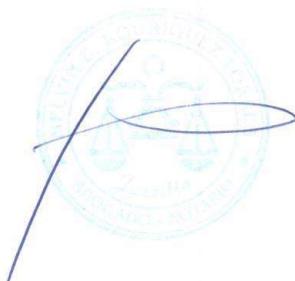
----URBANA: PROPIEDAD HORIZONTAL: Área de estacionamiento exterior de auto, identificado con el Número Diecinueve (19), localizado en el área exterior delantera del Condominio Plantation Village Residential Building No.1, localizado en Plantation Village at Dorado Beach, en el Bo. Higuillar, del término municipal de Dorado, Puerto Rico, el cual se describe en la Escritura Matriz de Dedicación al Régimen de Propiedad Horizontal del Condominio Plantation Village Residential Building No.1 con la descripción, área y colindancias que se relacionan a continuación: EN LINDES: Por el NORTE, en dieciocho pies con una pulgada (18'-1") con el estacionamiento exterior Número Veinte (20); por el SUR, en diez y ocho pies con una pulgada (18'-1") con el estacionamiento exterior Número Dieciocho (18); por el ESTE, en nueve pies seis pulgadas (9'-6") con elemento común; por el OESTE, en ocho pies dos pulgadas (8'-2") con el área común de acceso al estacionamiento. Tiene su acceso por el lado OESTE, que da al área común de acceso al estacionamiento exterior de autos y al área que conduce al acceso principal del edificio en su primer nivel. Consta de un área abierta para estacionamiento de auto. El área total de estacionamiento exterior de auto es de ciento sesenta punto cero seis pies cuadrados (160.06 p.c.), equivalentes a catorce punto ochenta y siete metros cuadrados (14.87 m.c.). A este estacionamiento le corresponde una participación en los Elementos Comunes del Condominio de mil doscientos sesenta y cinco diez milésimas de por ciento (0.1265%).-----

The property is recorded at Karibe volume of Dorado, property number fifteen thousand nine hundred forty-six (15,946), Registry of the Property of Puerto Rico, Fourth Section of Bayamon.-----

---Property Tax Number: "037-012-003-43-051".-----

-----TITLE-----

---SECOND: The Sellers acquired title to the Property (A) pursuant to Deed Number Thirty-Four (34) of Purchase and Sale, executed in San Juan, Puerto Rico on March fifth (5th), two thousand twenty-one (2021), before Notary Frederick J. Baraga Huyke, recorded at Karibe volume of Dorado, property number fifteen thousand eight hundred ninety-nine (15,899), ninth (9th) inscription; and Properties (B), (C) and (D), pursuant to Donation Deed number Four Hundred Seventeen (417) executed in Dorado,



Puerto Rico, on October twenty (20), two thousand twenty-one (2021), before Notary Fernando Javier Valentín Matos, filed for record and pending of recordation at entry "2021-145860-BY04".-

-----LIENS AND ENCUMBRANCES -----

---THIRD: The Property (A), Property (B), Property (C) and Property (D), are subject to the Horizontal Regime Master Deed and the following liens and encumbrances of record: -----

---By its origin, Property (A) is subject to:-----

---(a) Easement in favor of Puerto Rico Water and Sewer Authority;-----

---(b) Easement in favor of Puerto Rico Electric Power Authority;--

---(c) Easement in favor of Puerto Rico Telephone Company;-----

---(d) Easement in favor of properties number eight hundred forty-five (845), one thousand one hundred fifteen (1,115) and five thousand one hundred sixty (5,160);-----

---(e) Easement in favor of the "Sardinera" parcel;-----

---(f) Right of way easement;-----

---(g) Easement in favor of parcel number five thousand one hundred thirty-nine (5,139) of Dorado;-----

---(h) Underground easement in favor Legends of Dorado Beach, S. E.;-----

---(i) Reciprocal easement of stor water over the parcels of land number seven thousand eight hundred thirty-seven (7,837) Bis, seven thousand eight hundred thirty-eight (7,838) and seven thousand eight hundred thirty-nine (7,839) of Dorado;-----

---(j) Reciprocal easement in favor of parcel number fifteen thousand eight hundred ninety-five (15,895) of Dorado;-----

---(k) Restrictive Covenants of edification and use;-----

---(l) Restrictive Covenants of Access Control; -----

---(m) Dispositions and Limitations of Condominium's Regulations.-

---By itself, the Property (A) is subject to:-----

----(a) Mortgage securing a note in favor of Firstbank Puerto Rico, in the principal amount of One Million One Hundred Thirty-Five Thousand Dollars (\$1,135,000.00), with annual interest at five point twenty-five percent (5.25%), due on March first (1st) two thousand fifty-one (2051), constituted pursuant to Deed number thirty-five (35), executed in San Juan, Puerto Rico on March fifth (5th), two thousand twenty-one (2021), before notary Frederick J. Baraga Huyke, recorded at Karibe volume of Dorado, property number fifteen thousand eight hundred ninety-nine (15,899), eleventh (11th) inscription.-----

---The above described mortgage will be paid in full and cancelled with the proceeds of this transaction.-----

---By its origin, Property (B), Property (C) and Property (D) are subject to:-----

---(a) Easement in favor of properties number eight hundred forty-five (845), one thousand one hundred fifteen (1,115) and five thousand one hundred sixty (5,160);-----

---(b) Easement for the use of wells, auxiliary equipment, pipes and buildings in favor of of the previous described properties;-----

---(c) Easement in favor of the "Sardinera" parcel;-----

---(d) Perpetual easement for the benefit of water usage and the use of water pumps and irrigation system;-----

---(e) Right of way easement for electric cable and power;-----

---(f) Easement in favor of the spouses Miguel Martorell and Blanca Galan;-----

---(g) Easement for pipes in benefit of parcel number five thousand one hundred thirty-nine (5,139) of Dorado;-----

---(h) Easement in favor of Puerto Rico Electric Power Authority;--

---(i) Easement in favor of Puerto Rico Water and Sewer



Authority;-----

---(j) Four (4) perpetual underground easements in favor of Legends of Dorado Beach, S.E., installation, operation and repair of communication and television cables;-----

---(k) Four (4) perpetual underground easements in favor of Puerto Rico Telephone Company;-----

---(l) Reciprocal easement of storm water over the parcels of land number seven thousand eight hundred thirty-seven (7,837) Bis, seven thousand eight hundred thirty-eight (7,838) and seven thousand eight hundred thirty-nine (7,839) of Dorado;-----

---(m) Reciprocal easement in favor of parcel number fifteen thousand eight hundred ninety-five (15,895) of Dorado;-----

---(n) Restrictive Covenants in favor of The Dorado Beach Company LLC and/or present or future owners of parcels number one thousand one hundred fifteen (1,115) and eight thousand three hundred nineteen (8,319) of Dorado;-----

---(o) Other Restrictive Covenants in favor of The Dorado Beach Company LLC and/or present or future owners;-----

---(p) Easement in favor of Puerto Rico Telephone Company;-----

---(q) Restrictive Covenants of Access Control;-----

---(r) Dispositions and Limitations contained in the Regulations and By-Laws of Plantation Village Residential Building Number One (1) Condominium.-----

---By itself, the Properties (B), (C) and (D) are subject to:-----

-----(a) Mortgage securing a note in favor of Bearer, in the principal amount of Thirteen Million One Hundred Fifty-Six Thousand Dollars Thousand Dollars (\$13,156,000.00), with annual interest at four percent (4%) over Prime Rate, due on Demand, constituted pursuant to Deed number sixty-three (63), executed in San Juan, Puerto Rico on December seven (7), two

thousand seven (2007), before notary Carlos M. Lamoutte Navas, recorded at Karibe volume of Dorado, properties number fifteen thousand nine hundred thirty eight (15,938), fifteen thousand nine hundred forty-five (15,945), and fifteen thousand nine hundred thirty-six (15,946), third (3rd) inscriptions.-----

---The above described mortgage has been cancelled in Properties B, C and D pursuant to Partial Cancellation of Note and Mortgage Deed number Four Hundred Eighteen (418) executed in Dorado, Puerto Rico, on August twenty (20), two thousand twenty-one (2021), before Notary Fernando Javier Valentín Matos, filed for record and pending of recordation at entry "2021-145866-BY04".-

-----**PURCHASE AND SALE**-----

---FOURTH: The Seller hereby **SELLS, TRANSFERS** and **CONVEYS** to the Purchaser, and Purchaser hereby **PURCHASES, ACCEPTS** and **RECEIVES** from the Seller, the Properties with all its rights, privileges, improvements, structures, buildings and appurtenances, in fee simple ("pleno dominio"), subject to the following: -----

----TERMS AND CONDITIONS-----
(a) Purchase Price. The purchase price of the Properties shall be the lump sum ("precio alzado") of **THREE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS (\$3,250,000.00)** (hereinafter, the "Purchase Price"), One Hundred Sixty-Two Thousand Five Hundred Dollars (\$162,500.00) of which have been delivered by the Purchaser to the Seller prior to the date hereof; and the balance of the Purchase Price, to wit, the amount of **THREE MILLION EIGHTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$3,087,500.00)**, has been delivered by the Purchaser to the Seller on even date herewith, which balance of the Purchase Price the Seller acknowledges having received to its full satisfaction. ----



---The above Purchase Price is apportioned as follows: the sum of **Three Million One Hundred Ninety Thousand Dollars (\$3,190,000.00) for Property "A", Twenty Thousand Dollars (\$20,000.00) for Property "B", Twenty Thousand Dollars (\$20,000.00) for Property "C", and Twenty Thousand Dollars (\$20,000.00) for Property "D".**

---The Purchaser acquires the Property from the Seller, together with all of its rights, servitudes, improvements and appurtenances, without any reservation whatsoever, and subjecto to (i) all easements, equitable servitudes, restrictions, limitations, and master and restrictive covenants of the Horizontal Property Regime.

---Seller warrant to Purchaser that Seller is the true lawful owner of said property and has full power to sell and convey the same, and Seller hereby covenant in favor of Purchaser, warranty against eviction, and will defend the same against all claims of all persons whomsoever. Seller warrant to Purchaser that any liens or encumbrances not listed herein and which would not appear in a title search performed as of this date, but which would be recorded against the property after the execution and which would be on account of the Seller, will be immediately cancelled by the Seller at its sole expense.

---The appearing parties, executed a "Purchase and Sale Agreement", signed by the Seller and Purchaser on May ten (10), two thousand twenty-three (2023), by which both parties agreed on the purchase and sale of the property described in paragraph First of this Deed. The Contract will transcend this execution as it contains expressions that do not need to be included in this deed.

---SELLER hereby Sells, Transfers and Conveys the personal property currently within the Property, which is detailed in the Inventory of the Purchase and Sale Agreement, for the sum of one dollar (\$1.00), receipt of which is hereby acknowledged. -----

---Neither party shall have any right or obligation in the event of an increase or decrease that may arise in the surface area of the Property. The Purchaser assumes sole responsibility and the costs involved in any proceeding that may be necessary to rectify the surface area of the Property in case that a survey reflects an increase or decrease in the surface area specified in the legal description of the Property. -----

---(b) As-Is Purchase. The Purchaser recognizes that the Seller and its agents have recommended that the Purchaser inspect the Property assisted by their representatives, experts and other persons employed for this purpose as well as by an inspector certified by the Commonwealth of Puerto Rico and that the Purchaser has granted sufficient time and access to the Property to carry out a thorough inspection of the same. In view of the foregoing, the Purchaser agrees that this purchase is made without recourse and in the current state and condition of the Property ("AS IS, WHERE IS"), with all its defects, whether hidden or apparent, and with all faults or defects on the Property, whether known or unknown, existing at present or that may hereafter arise. The Purchaser represents and claims to have inspected the Property itself or through its agents and representatives finding it to the Purchaser's satisfaction, and that it signs this Deed with full knowledge of the conditions under which the Property is found (as is, where is). In view of the foregoing, the Purchaser acknowledges and agrees that the Seller does not extend any warranty for vices and/or hidden defects and



wavers any action or claim against the Seller for the condition of the Property and expressly relieves the Seller from any liability it may have regarding the Property. -----

---(c) Possession. The Seller hereby delivers possession of the Property to the Purchaser by the execution of this Deed and without the need of any further formalities. -----

---(d) Taxes and Assessments. All real estate taxes and assessments on the Property up to and including the date of execution of this Deed, shall be for the account of the Seller and thereafter for the account of the Purchaser. -----

---To that end, the Purchaser and the Seller have seen a Statement of Account from the Municipal Revenue Collection Center (herein, "CRIM", for its Spanish acronym) in connection with the Property dated as of **May twenty-ninth (29), two thousand twenty-three (2023)** being such parties duly informed of its contents and copy of which has been furnished to the appearing parties prior to this act. -----

---Notwithstanding, I, the Notary, GIVE FAITH of having made to the appearing parties the necessary legal warnings, specifically the following:-----

---That the Treasury Department and/or the CRIM may impose retroactive property taxes for the time which the Property may have benefited from an undue tax exemption, in which case, such property taxes shall constitute a lien on the Property if the same are not paid on time. It is the express agreement of the parties hereto that if any taxes would be owed for any period before this date and not shown on the tax certificates issued as above stated, payment shall forthwith be made by the SELLER from his own funds. -----

---That the Purchaser acknowledge that under the next thirty (30)

days is their responsibility of fill a Tax Exoneration Application and file it at the "Centro de Recaudaciones de Ingresos Municipales [CRIM]" in the municipality where the property is located, as of with Law Number Eighty Three (83), of August Thirtieth (30th.), Nineteen Ninety One (1991), as amended. If they do not file it, the Purchaser will have lost their right to such exoneration and in the moment when the Purchaser sell this property, CRIM will claim and collect her all the taxes due since the date of this deed.-----

---The appearing parties have also been notified about the approval of Act Number Seven (7) of the ninth (9th) day of March of two thousand nine (2009), also known as the "Special Act to Declare a State of Fiscal Emergency and to Establish a Comprehensive Fiscal Stabilization Plan to Salvage the Credit of Puerto Rico," as amended, by which, in the relevant part, an additional temporary property tax was established over applicable real property for the fiscal years therein set forth, payable on September and March of each year, and which additional temporary property tax is no longer in effect but still if the same was not paid on time it shall constitute a lien on the Property. ----

---To that end, the Purchaser and the Seller have seen a Statement of Account from the Treasury Department in connection with the Property being such parties duly informed of its contents and copy of which has been furnished to the appearing parties prior to this act. -----

---The parties understand the scope of the above legal warnings and release the Notary from any liability regarding the real property taxes on the Property. -----

---(e) Assessments. All ordinary, base, special, or specific assessments of any kind and nature declared and imposed by the



community where the Property is located with respect to the Property, corresponding to the period up to the date of execution of this Deed, shall be paid in full by the Seller or prior to said date. Sellers shall be responsible for all homeowners association assessments, including, but not limited to, any penalties, interest and surcharges, and costs and expenses, with respect to the Property corresponding to the period up to the execution of this Deed, and Purchasers shall be responsible thereafter.-----

--(f) Additional Documentation. The parties hereto agree to execute and deliver at the request of one or the other, all and any additional instruments and documents, public or private, that may be necessary to bring to effect the intention of the parties in connection with the transaction contemplated in this Deed, including those required to complete the recordation of the same, and/or the recordation of any deed of correction or rectification in connection with the same at the Registry.-----

--(g) Real Estate Brokers. The Seller is responsible for the Commission and Fees payable to Ana Dumar Fine Properties Corp., and/or Luxury Realty Group. The Seller is committed to relieve the Purchaser from all such demand or claim of any other third party in connection with any broker's commission or finder's fees. In the event that a broker has been engaged by either party, both parties shall be responsible for the payment of fees and commissions of their respective real estate brokers.-----

--(h) Flood Zone Warning. The Notary hereby warns the appearing parties that if the Property, or any part thereof, is located in a flood zone, any present or future owner and occupant must abide by the requirements and dispositions of the Regulation for Flood Susceptible Zones, with the knowledge that noncompliance with said Regulation will result in an illegal act, in

accordance with the dispositions of Section three (3) of Law eleven (11) of March eight (8), one thousand nine hundred and eighty eight (1988) of Flood Zones, twenty three (23) L.P.R.A. Section two hundred and twenty five g (225(g)). The Purchaser hereby acknowledges being fully aware as to this requirement and hereby agrees to duly comply with the aforesaid legal requirements if the same were to be applicable to it.-----

---(i) Lead Paint Warning. The Notary hereby advises the Purchaser as to the fact that a property that was built on or before the year nineteen seventy eight (1978), may present an exposure to lead contamination as a consequence of the use of paint manufactured with a lead base, and that such exposure may place a human being's health at risk of undergoing lead poisoning. Lead poisoning in humans, especially in children, may produce permanent neurological damages, including learning disabilities, reduced intelligence quotient, behavioral problems, and a damaged memory. Lead poisoning represents a special hazard to women who are pregnant. The Residential Lead-Based Paint Hazard Reduction Act of nineteen ninety two (1992), states in its section one thousand eighteen (1,018) of Title X, forty two, United States Code, Section four thousand eight hundred fifty two, "d" (42 U.S.C. §4852(d)), that the seller of residential real property has the obligation to provide the purchaser with all the information that it possesses regarding the danger and hazards that paints manufactured with a base of lead represent, as a result of any determination made by any risk and hazard study or inspection and to notify the Purchaser of any danger related to this matter that may lie upon the Property being transferred, prior to the purchase of the same. It is recommended that the Purchaser conduct an evaluation of the risks or an inspection of



possible risks of lead-based paint prior to the purchase. The Purchaser and the Seller hereby acknowledge that the Notary has informed the appearing parties of their rights under Federal Law.

---(j) Closing Costs and Pro-rations: Closing charges, recording fees and expenses related to the Deed of Purchase and Sale of the Real Estate shall be satisfied as follows: -----

-----a. Notarial fees as to the Deed of Purchase and Sale shall be paid by the SELLER. -----

-----b. Internal Revenue Stamps to be canceled on the originals of the Purchase and Sale deed shall be for the account of SELLER. --

-----c. Internal Revenue Stamps to be canceled on the certified copy of the Deed of Purchase and Sale, recording fees, title insurance and other miscellaneous charges, if any, shall be for the account of PURCHASER.-----

-----d. Notarial fees, Internal Revenue Stamps to be canceled on the original, Internal Revenue Stamps to be canceled on the certified copy and recording fees, as to the Deed of Cancellation of Mortgage, shall be for the account of SELLER.-----

---(k) Entire Agreement. The Seller and the Purchaser state that this Deed contains all the agreements and conditions of this purchase and sale and that, hence, any other promise or verbal agreement, if any, not included in a written agreement between the parties, except for the Option to Purchase Agreement described under Terms and Conditions, are hereby null and without legal effect.-----

---(l) Governing Law. This Deed and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the Commonwealth of Puerto Rico.-----

---(m) Interpretation. This Deed shall be interpreted without regard to any presumption or rule requiring construction against

the party causing this Deed to be drafted.-----

---(n) Informative Return: The authorizing Notary has further advised the SELLER of his/her obligation to complete and deliver in the Notary's office the "Planilla Informativa Sobre Segregación, Agrupación o Traslado de Bienes Inmuebles", no later than eight (8) days after the execution of this Deed, and to be delivered to the Internal Revenue Department. -----

---(o) Horizontal Property Regime. The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as: Plantation Village at Dorado Beach (hereinafter, the "Condominium Project"), subject to the horizontal property regime. If the owners association or other entity which acts for the Condominium Project (hereinafter, the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes such interest in the Owners Association and the uses, proceeds and benefits thereof.-----

---(p) Obligations Under the Horizontal Property Regime. The Purchaser shall perform all of the Purchaser's obligations under the Condominium Project's Constituent Documents and Puerto Rico's Horizontal Property Act. The "Constituent Documents" are: (i) the Deed of Constitution of the Horizontal Property Regime or any other document which constitutes the horizontal property regime over the Condominium Project, as amended from time to time; (ii) the by-laws of the Condominium Project; (iii) the code of regulations of the Condominium Project; (iv) the Resort Covenants; and (v) any other equivalent documents. All dues and assessments on the Property under the Constituent Documents up to and including the date of execution of this Deed, shall be for the account of the Seller and thereafter for the account of the



Purchaser. The Purchaser acknowledges having received a copy of all the Constituent Documents on the date of the authorization of the present Deed. -----

-----ACCEPTANCE AND WARNINGS-----

--The appearing parties accept the same as drafted, ratifying it in all its parts, as it has been drawn up in accordance with their stipulations, terms and conditions, having I, the Notary, made the necessary legal warnings, specifically the following: (i) the appearing parties express having received copy of the title abstract of the Property, which states the title situation of the Property and its liens and encumbrances. The appearing parties express that they know of the content of said title abstract and that, in good faith, have relied in the correctness of the same, each considering that it is accurate and complete. Said title abstract was prepared by a private entity not related to the Notary or the appearing parties engaged in the business of preparing title studies. The parties acknowledge that the Notary has explained the scope and meaning of what is expressed in the title abstract and states that to the best of their knowledge, said title abstract reflects the reality of the ownership and liens of the Property. Also, the parties acknowledge that the Notary has advised them of the convenience confirming the existing liens over the Property by obtaining a certification of the Registry, or by personally examining the books of the Registry. The parties accept that they have been warned that the issuance of said certification or the title study only represent the status of the Property at the date of issuance of said certification or study, such that liens and/or titles filed and/or registered after said date, can affect the legal status of the Property, and of the possibility that there are intervening documents that can affect the title conveyed

by the Seller to the Purchaser filed for registration prior to the execution and/or filing of this Deed, which documents might acquire preference or seniority to this Deed by such prior execution or earlier filing in the Registry; regardless how recent the certification or the study is, it does not close the Registry or excludes the possibility that other documents in connection with the Property are filed after said date; that the title abstract realized is the result of a search in the Registry and the same is not a title insurance and should not be considered as such and hence, for greater protection, the Purchaser shall obtain a title insurance policy with an insurance company which Purchasers have obtained and the title company who prepared the abstract will be responsible for the title abstract realized. The Purchaser is also notified that since the new Filing System ("Bitácora") is a computer-based system, we will not be held liable for any omission that could occur. Likewise, Purchaser is also notified that the review of the Filing System ("Bitácora") does not include documents that have been presented through the new fax system or by mail and that said Filing System ("Bitácora") was reviewed until the day that the title abstract was prepared; (ii) that this Deed shall be filed for recordation in the Registry, and the parties have agreed that such filing shall be done by the Notary; (iii) to advise the appearing parties, particularly the Purchaser, about the convenience of obtaining a debt certificate from the CRIM and the Department of the Treasury, respectably, prior to the execution of this Deed, in order to corroborate the existence of any tax liability that could affect the Property or could impose a lien or encumbrance on the Property; (iv) the Purchaser is notified that they should execute and sign the Change of Ownership Application pursuant to Act Number Eighty Three (83) of August



thirty (30) nineteen ninety one (1991), as amended, known as the Municipal Property Tax Act; and (v) the obligation of the Notary to file the corresponding Informative Return with the Treasury Department regarding the transaction. -----

-----PETITION TO THE REGISTRAR-----

---The parties respectfully request that the Registrar of Property record the sale of the Property in favor of the Purchaser.-----

-----READING AND EXECUTION-----

---The appearing parties accept this Deed in the form in which it is written, it being in accordance with the agreed upon terms. ---

---I, the Notary, advised the appearing parties as to their right to have witnesses present at this execution, which right they explicitly waive.-----

---Having been advised by me, the undersigned Notary, of the pertinent legal warnings, acknowledging that they had understood this Deed in all its parts, the appearing parties proceed to sign before me, and to affix their initials on each page of the same. ---

---TO ALL OF WHICH, as well as everything contained in this public instrument, I, the Notary, GIVE FAITH. -----

---**CERTIFICO:** Que los otorgantes han estampado sus iniciales en todos y cada uno de los folios, así como su firma al final del documento y que aparece en el original la rúbrica, signo, sello y firma del Notario Autorizante.-----

---**CERTIFICO:** Que tanto en el original como en esta copia certificada se han adherido y cancelado por mí, el Notario, los correspondientes sellos de Rentas Internas, Asistencia Legal e Impuesto Notarial.-----

---**CERTIFICO Y DOY FE:** Que la precedente es una copia fiel y exacta del original que obra en mi Protocolo de Instrumentos Públicos. En fe de ello y a petición de CORPORACIÓN RODUM, expido PRIMERA copia certificada de esta escritura, dejando anotada esta saca, que firmo, signo, sello y rubro, en San Juan, Puerto Rico, el mismo día de su otorgamiento. Este documento consta de diez (10) folios. DOY FE.-----





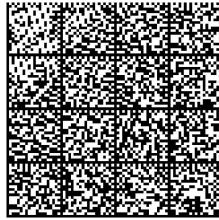
CERTIFICACIÓN DEL NOTARIO QUE PRESENTA DOCUMENTO EN EL REGISTRO DE LA PROPIEDAD INMOBILIARIA DE PUERTO RICO POR LA VÍA TELEMÁTICA

Certifico: Que la copia certificada de la escritura/documento 87 sobre comparte (número/tipo de documento) autorizada por Melvin E. Rodríguez Torres (nombre del notario/funcionario) en 31/05/2023 (fecha), y que en formato PDF estoy presentando al Registro de la Propiedad, es una copia fiel y exacta de la copia certificada de dicha escritura/documento.

En Catano, PR 46705/06/2023 (lugar y fecha),

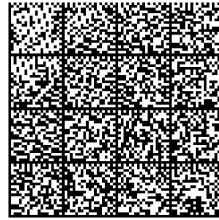
F3-jlc (firmado, signado, sellado y rubricado por el notario):



Comprobante

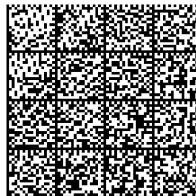
Frederick James Baraga Huyke
5121
06/05/2023
\$15.00

Derecho Presentacion Documentos
81556-2023-0605-07962001

Comprobante

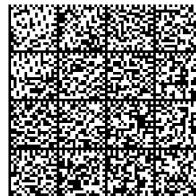
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5121
06/05/2023
\$15.00

Derecho Presentacion Documentos
81556-2023-0605-07962001

Comprobante

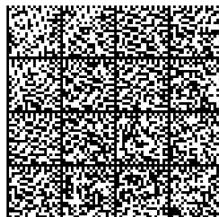
Frederick James Baraga Huyke
5111
06/05/2023
\$12,950.00

Comprobante Inscripcion
81556-2023-0605-07962017

Comprobante

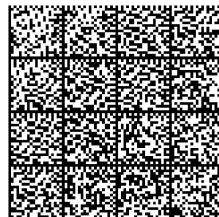
Frederick James Baraga Huyke
5111
06/05/2023
\$12,950.00

Comprobante Inscripcion
81556-2023-0605-07962017

Sello

5120
06/05/2023
\$0.50

Sello de Rentas Internas
81556-2023-0605-07962025

Sello

5120
06/05/2023
\$0.50

Sello de Rentas Internas
81556-2023-0605-07962025

Comprobante

Frederick James Baraga Huyke
5101
06/05/2023
\$10.00

Derecho por Servicios Telematicos- Presentacion
81556-2023-0605-07962030

Comprobante

Frederick James Baraga Huyke
5101
06/05/2023
\$10.00

Derecho por Servicios Telematicos- Presentacion
81556-2023-0605-07962030