

Prepared by and return to:

Ilian Rashtanov
Rashtanov Law Firm PL
One E. Broward Blvd., Ste. 700
Fort Lauderdale, FL 33301
954.336.0599

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Quit Claim Deed

This Quit Claim Deed made this 8 day of Nov., 2024, A.D., between JP&JP INVESTMENT LLC, a Florida limited liability company, whose address is 1850 NE 169TH ST, NORTH MIAMI BEACH, FL 33162, grantor, to 3020 PROPERTY 305, LLC, a Florida limited liability company, whose address is 3020 NE 32 AVE, #305, FORT LAUDERDALE, FL 33308, hereinafter called 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 00/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, sell, transfer and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, mortgage, claim and demand which grantor has in, to, and arising from the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Condominium Unit No. OU40, of THE TIDES AT BRIDGESTONE SQUARE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official records Book 38350, Page 280, and all exhibits and amendments thereof, Public Records of Broward County, Florida ("Property").

TO HAVE AND TO HOLD, the same in fee simple forever.

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

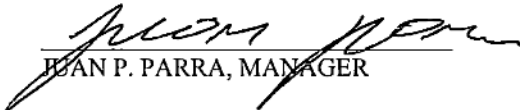
Signed, sealed and delivered in our presence on this 8 of Nov, 2024, witness as to both:



Witness

Printed Name: ILIAN RASHTANOV
Address: ONE E. BROWARD BLVD 700
FT. LAUDERDALE, FL 33301

JP&JP INVESTMENT LLC


JUAN P. PARRA, MANAGER

Witness

Printed Name: ALEXA SALAZAR
Address: 1 E Broward Blvd Suite 700
Fort Lauderdale, FL 33301

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 8 day of Nov, 2024, by JUAN P. PARRA, as Manager for JP&JP INVESTMENT LLC, who produced their IL DL as identification.

[Notary Seal]



ALEXA SALAZAR
Notary Public
State of Florida
Comm# HH158839
Expires 7/29/2025

Notary Public

Printed Name: ALEXA SALAZAR
My Commission Expires: 7/29/2025