

under g... v

Return to:  
STEVEN L. JONES, ESQ.  
9999 NORTHEAST 2nd AVENUE  
MIAMI SHORES, FLORIDA 33138

THIS INSTRUMENT PREPARED BY  
STEVEN L. JONES, ESQ.  
9999 NORTHEAST 2nd AVENUE  
MIAMI SHORES, FLORIDA 33138

FOLIO NO. 8031-02-30-0040

SPECIAL WARRANTY DEED

THIS INDENTURE is made and executed the 23 day of December, 2015, by **CRYSTAL I, LLC**, a Delaware limited liability company, and whose post office address is 18305 Biscayne Blvd., Suite 400, Aventura, FL 33160, hereinafter called the grantor, to **TRADERSCOPE CORPORATION**, a Delaware corporation, whose post office address is 2300 Lee Road, Winter Park, FL 32790, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise release, convey and confirm unto the grantee, all that certain land situate in Osceola County, Florida, viz:

**Lot 4, Block 30, ST. JOHNS RIVER ESTATES – UNIT TWO**, according to the plat thereof as recorded in Plat Book 27, Page 201, Public Records of Volusia County, Florida.

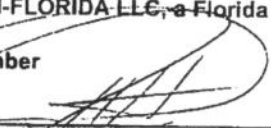
SUBJECT TO (1) land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authorities, none of which are hereby reimposed; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision, none of which are hereby reimposed; (3) public utility easements of record which are located contiguous to the property lines, none of which are hereby reimposed; and (4) taxes for the year 2016 and subsequent years.

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.

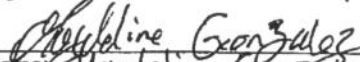
AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple and that it has good right and lawful authority to sell and convey said land, and grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through and under grantor only and as to no others.


IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name by its proper officer thereunto duly authorized the day and year first above written.

**CRYSTAL I, LLC**  
By **TWJ PAN-FLORIDA LLC**, a Florida limited liability company  
Its Sole Member

By:   
JONATHAN POLITANO, as Attorney in Fact for  
JEROME HOLLO, Manager of TWJ Pan-Florida LLC

Signed, sealed and delivered in the presence of:

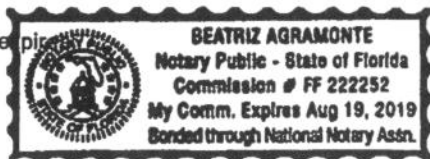
  
Name: Maydeline Gonzalez

  
Name: Beatriz Agramonte

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23 day of December, 2015, by JONATHAN POLITANO, as Attorney in Fact for JEROME HOLLO, as Manager of **TWJ PAN-FLORIDA LLC**, a Florida limited liability company, as **Sole Member of CRYSTAL I, LLC**, a Delaware limited liability company, on behalf of the company. He is personally known to me or produced \_\_\_\_\_ as identification.

My commission expires



  
Notary Public, State of Florida

Green space!

Return to:  
STEVEN L. JONES, ESQ.  
9999 NORTHEAST 2nd AVENUE  
MIAMI SHORES, FLORIDA 33138

THIS INSTRUMENT PREPARED BY  
STEVEN L. JONES, ESQ.  
9999 NORTHEAST 2nd AVENUE  
MIAMI SHORES, FLORIDA 33138

FOLIO NO. 8031-02-29-0100

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made and executed the 23 day of December, 2015, by **CRYSTAL I, LLC**, a Delaware limited liability company, and whose post office address is 18305 Biscayne Blvd., Suite 400, Aventura, FL 33160, hereinafter called the grantor, to **TRADERSCOPE CORPORATION**, a Delaware corporation, whose post office address is 2300 Lee Road, Winter Park, FL 32790, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise release, convey and confirm unto the grantee, all that certain land situate in Osceola County, Florida, viz:

Lot 10, Block 29, ST. JOHNS RIVER ESTATES – UNIT TWO, according to the plat thereof as recorded in Plat Book 27, Page 201, Public Records of Volusia County, Florida.


SUBJECT TO (1) land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authorities, none of which are hereby reimposed; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision, none of which are hereby reimposed; (3) public utility easements of record which are located contiguous to the property lines, none of which are hereby reimposed; and (4) taxes for the year 2016 and subsequent years.

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.

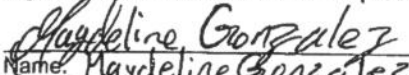
AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple and that it has good right and lawful authority to sell and convey said land, and grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through and under grantor only and as to no others.

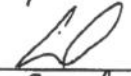
IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name by its proper officer thereunto duly authorized the day and year first above written.

**CRYSTAL I, LLC**  
By **TWJ PAN-FLORIDA LLC**, a Florida limited liability company  
Its Sole Member

By:   
JONATHAN POLITANO, as Attorney in Fact for  
JEROME HOLLO, Manager of TWJ Pan-Florida LLC

Signed, sealed and delivered in the presence of:

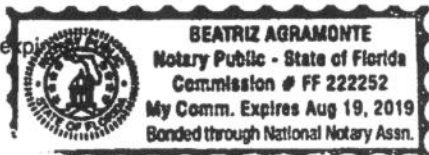
  
Name: Daydeline Gonzalez

  
Name: Samuel Grynbaum

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing Instrument was acknowledged before me this 23 day of December, 2015 by JONATHAN POLITANO, as Attorney in Fact for JEROME HOLLO, as Manager of TWJ PAN-FLORIDA LLC, a Florida limited liability company, as Sole Member of CRYSTAL I, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or produced \_\_\_\_\_ as identification.

My commission expires



  
Notary Public, State of Florida