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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by:
Nelson M. Taracido, Esq.
8400 NW 33rd Street Suite 104
Doral, FL 33122
786-888-1599

File Number: Hacock to Blues

Return to:
Harper Meyer Perez Hagen Albert Dribin & DeLuca, LLP
201 S. Biscayne Boulevard
Suite 800
Miami, FL 33131

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Warranty Deed

This Warranty Deed made this 13th day of December, 2019 between Hacock Invest & Trade Limited, a British Virgin Islands Company whose post office address is 419 W 41st Street, Miami Beach, FL 33140, grantor, and Bluesome Corp., a Florida corporation, whose post office address is 201 S Biscayne Blvd., STE 800, Miami, FL 33131, 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold 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:

Unit No. 2303 of Rise Condominium, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 29908, Page 132, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 01-4138-168-0700

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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

Initial: MFM

DoubleTime®

Signed, sealed and delivered in our presence:

Araelia Rosales
Witness Name: Araelia Rosales

Maria Fernanda De La Soledad Merino Simosa
Witness Name: Maria Fernanda De La Soledad Merino Simosa

Hacock Invest & Trade Limited, a British Virgin Islands Company

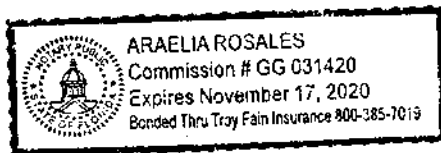
By: Maria Fernanda De La Soledad Merino Simosa
Maria Fernanda De La Soledad Merino Simosa, Director

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 13th day of December, 2019 by Maria Fernanda De La Soledad Merino Simosa, Director of Hacock Invest & Trade Limited, a British Virgin Islands Company, on behalf of the corporation. She ☐ is personally known to me or ☒ has produced a passport as identification.

[Notary Seal]



Araelia Rosales
Notary Public

Printed Name: Araelia Rosales

My Commission Expires: _____



CERTIFICATE OF APPROVAL FOR RESALE

Rise Condominium Association Inc, located at 88 SW 7th Street, Miami, FL 33130, does hereby certify that the resale application of Unit Number **2303**, which is owned by **HACOCK INVEST AND TRADE LIMITED** (Current owner according to the records of the Rise Condominium Association Inc and the Neighborhood Manager), as buyer **[REDACTED]** (**BLUESOME CORP**), to have been approved by the Association and Neighborhood Manager.

Dated this: **November 19, 2019**

Rise Condominium Association Inc and BCC West SCU LLC

By: 

Name: Paul Sanchez

Title: General Manager

88 SW 7 Street | Miami | Florida | 33130 | Office 305.501.2518 | Fax 305.501.2519


**WRITTEN CONSENT AND RESOLUTIONS OF
THE BOARD OF DIRECTORS OF
HACOCK INVEST & TRADE LIMITED**

THE UNDERSIGNED, being all of the members of the Board of Directors of HACOCK INVEST & TRADE LIMITED, a British Virgin Islands company (the "Company"), hereby consent and adopt, respectively, the following:

RESOLVED, that it is in the best interest of the Company to enter into and consummate a contract with Bluesome Corp., a Florida corporation (the "Buyer") to sell that certain property located at 88 SW 7th Street, Unit 2303, Miami, Florida 33130, legally described as follows (the "Property"):

Unit No. 2303 of Rise Condominium, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 29908, Page 132, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

; and it is



RESOLVED FURTHER, that Maria Fernanda De La Soledad Merino Simosa, as Director of the Company, signing singly and acting separately without the consent or countersignature of another is hereby authorized and instructed to take any and all actions necessary and/or requisite on behalf of the Company to sell the Property to Buyer, including, but not limited to, the negotiation, execution and delivery to Buyer: (i) a Warranty Deed for the Property in favor of Buyer, (ii) a Bill of Sale in favor of Buyer for personal property, and (iii) any and all closing documents, closing statements, purchase contracts, addendum, certifications, affidavits and/or documentation for the Company as may be necessary or desirable by the Buyer and/or the closing agent in order to sell the Property to Buyer; and it is

RESOLVED FURTHER, that the Property does constitute all or substantially all of the assets of the Company and with that knowledge sale of the Property and the foregoing resolutions are approved and ratified. That the Company is in compliance with all requirements necessitated by the laws of the foreign jurisdiction of formation. That no further authorization shall be required to authorize the sale of the Property and that the Company is not a debtor in a bankruptcy; and it is

RESOLVED FURTHER, that all actions previously taken by Maria Fernanda De La Soledad Merino Simosa or any other officer of the Company in the furtherance of this transaction are hereby ratified and affirmed by the Company; and it is

RESOLVED FURTHER, that Nelson M. Taracido, is hereby authorized to sign any and all documents as well as take any and all actions necessary or requisite on behalf of the Company including, but not limited to, the execution of the closing statement in order to effect the sale of the Property.

{Signature Page To Follow}

17 IN WITNESS WHEREOF, the undersigned have executed this Written Consent this day of December, 2019.

DIRECTORS


Name: Maria Fernanda De La Soledad Merino
Simosa

Name: Lucas Eduardo Gutierrez Grande

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13 IN WITNESS WHEREOF, the undersigned have executed this Written Consent this
day of December, 2019.

DIRECTORS



Name: Maria Fernanda De La Soledad Merino
Simosa

Name: Lucas Eduardo Outomuro Grande

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