

This Document Prepared By:

Marlyn J. Wiener, P.A.
6111 Broken Sound Parkway NW, Suite 330
Boca Raton, FL 33487

And Return to:

Bruce Hornstein, P.A.
317 71st Street,
Miami, FL 33141

Parcel ID Number: 31-2211-032-1120

Warranty Deed

This Indenture, Made this day of **February, 2014** A.D., Between
Tunyaluck Phuttal, a single man
of the County of **Albany** , State of **New York** , grantor, and
Mark Berkovich and Irma Limenis, husband and wife and Aleksandr
Berkovich, a single man
whose address is: 130 67th Street, Brooklyn, NY 11220
of the County of **Kings** , State of **New York**, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land,
situate, lying and being in the County of **Miami-Dade** State of **Florida** to wit:

Unit No. 812, PLAZA OF THE AMERICAS PART 1, a Condominium, according to the Declaration of
Condominium thereof, as recorded in O.R. Book 10281, Page 1977, together with all amendments thereto, Public
Records of Miami-Dade County, Florida, together with an undivided share or interest in the common elements
appurtenant thereto.

**Subject to restrictions, reservations and easements of record, if any,
and taxes subsequent to December 31, 2013.**

**The property herein conveyed DOES NOT constitute the HOMESTEAD property
of the Grantor. The Grantor's HOMESTEAD address is 318 Shaker Run,
Albany, NY 12205.**

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Martin Bohunicky (Seal)
Printed Name: Martin Bohunicky Tunyaluck Phuttal
Witness P.O. Address: 318 Shaker Run, Albany, NY 12205

Melissa M. Napoli
Printed Name: Melissa M. Napoli
Witness

STATE OF New York
COUNTY OF Albany

The foregoing instrument was acknowledged before me this 26th day of February, 2014 by
Tunyaluck Phuttal

who is personally known to me or who has produced his driver's license as identification.

Keith Domichele
Printed Name:
Notary Public
My Commission Expires: / /

KEITH DOMICHELE
Notary Public, State of New York
Reg. 01DE5044220
Qualified in Schenectady County
My Commission Expires May 30, 2015

Plaza of the Americas

17001 North Bay Road
Sunny Isles Beach, Florida 33160
(305) 944-9126

CERTIFICATE OF APPROVAL

Alexander Berkovich
This is to certify that ~~Mark Berkovich, Irma Limonis~~ has been approved by PLAZA OF THE AMERICAS PART II CONDOMINIUM ASSOCIATION, INC., a Florida Corporation, not for profit, as the PURCHASER / OWNER(S) of the following described property in MIAMI-DADE COUNTY, FLORIDA.

PLAZA OF THE AMERICA PART I
16909 NORTH BAY ROAD #
SUNNY ISLES BEACH, FL 33160

Such approval has been given Pursuant to the provisions of the Declaration of Documents and all Exhibits attached to Declaration of Documents and any Amendments thereto if any.

Date this 24 of February, 2014.

By: 

Print Name: JENIFFER VISCARRA

Title: SECRETARY

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledge before me this 24 day of February 2014 by _____ of Plaza OF THE AMERICAS CONDOMINIUM ASSOCIATION, INC., a Florida corporation, not for Profit, on behalf of the Corporation, he/she is personally known to me or has produced License as identification.

My Commission Expires:



Notary public



This Document Prepared By and Return to:
Marlyn J. Wiener, P.A.
6111 Broken Sound Parkway NW, Suite 330
Boca Raton, FL 33487

Bill of Sale

Know All Men By These Presents, That this _____ day of **February, 2014** A.D., That
Tunyaluck Phuttal
of the County of **Albany** _____, State of **New York** _____, first party, and
Mark Berkovich and Irma Limenis, husband and wife and Aleksandr Berkovich
whose address is: 130 67th Street, Brooklyn, NY 11220
of the County of **Kings** _____, State of **New York** _____, second parties.

Witnesseth that the FIRST PARTY, for and in consideration of the sum of
-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to FIRST PARTY in hand paid by SECOND PARTIES, the receipt whereof is hereby
acknowledged, has granted, bargained, sold, transferred and delivered to the said SECOND PARTIES and SECOND PARTIES'
heirs, successors and assigns forever, the following goods and chattels:


**Refrigerator, range, dishwasher, garbage disposal unit, washer and
dryer, ceiling fans, all window treatments and other items listed in
the "As Is" Residential Contract for Sale and Purchase that are situated
as of the Effective Date at 16909 N. Bay Drive, Unit 812, Miami Beach,
FL 33160.**

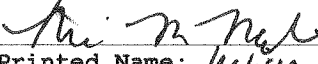
To Have and to Hold the same unto second parties, and the second parties' heirs, personal representatives, successors and
assigns forever.

And the first party covenants with the second parties, and the second parties' heirs, personal representatives, successors and
assigns that the first party is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that the
first party has good right to sell and transfer said property, goods and chattels; and that the first party will warrant and defend the
sale and transfer of the said property, goods and chattels hereby made to the second parties, and the second parties' heirs, personal
representatives, successors and assigns, against the lawful claims and demands of all persons whomsoever. This covenant shall
be binding upon the first party and the first party's heirs, personal representatives, successors and assigns.

In Witness Whereof, the first party has hereunto set his hand and seal the day and year first above written.

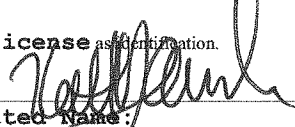
Signed, sealed and delivered in our presence:


Printed Name: Martha G. Bohunick _____ Tunyaluck Phuttal _____ (Seal)
Witness V.O. Address:


Printed Name: Melissa M. Napoli
Witness

STATE OF New York
COUNTY OF Albany

The foregoing instrument was acknowledged before me this 20th day of **February, 2014** by
Tunyaluck Phuttal
who is personally known to me or who has produced his **driver's license** as identification.


Printed Name: _____
Notary Public
My Commission Expires: / /

KEITH DEMICHELE
Notary Public, State of New York
Reg. 01DE5044220
Qualified in Schenectady County
My Commission Expires May 22, 2015

Assignment of Parking Space

Know all men by these presents, that Tunyaluck Phuttal, ("ASSIGNOR"), in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration paid to ASSIGNOR by Mark Berkovich and Irma Limenis, husband and wife, and Aleksandr Berkovich ("ASSIGNEE"), receipt and sufficiency of which is hereby acknowledged, hereby sets over, conveys, assigns and transfers forever to ASSIGNEE the following:

All of Assignor's rights to use Parking Space S 59 appurtenant to the property located in Miami-Dade County, more particularly described as 16909 N. Bay Drive, Unit 812, Miami Beach, FL 33160.

Dated: FEB 26th, 2014

Signed, sealed and delivered in our presence:

Mars Bl

Witness Name: Martin G. Bohunicky



TUNYALUCK PHUTTAL

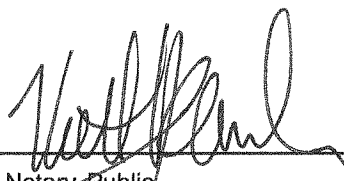
Uhr

Witness Name: Nelisa M. Napoli

State of New York
County of Albany

The foregoing instrument was acknowledged before me this 26th day of February,
2014 by Tunyaluck Phuttal, on behalf of the corporation, who [] is personally known or [] have produced a
driver's license as identification.

[Notary Seal]



Notary Public
KEITH DeMICHELE
Notary Public, State of New York
Reg. 01DE5044220
Qualified in Schoenectady County
My Commission Expires May 22, 2011

Printed Name: _____

My Commission
Expires: _____

INDIVIDUAL(S)
OWNER'S AFFIDAVIT
NON-FOREIGN CERTIFICATE AND
REQUEST FOR TAXPAYER IDENTIFICATION NUMBER

STATE OF
COUNTY OF

BEFORE ME, the undersigned authority, personally appeared
Tunyaluck Phuttal
(the "Seller"), ("Seller" refers to singular or plural as context
requires) who, first being duly sworn, deposes and says:

A. OWNER'S AFFIDAVIT

1. Seller is owner of the following described property (the
"Property"):

Street Address: **16909 N. Bay Road, Unit 812, Miami Beach, FL 33160**

2. There is no outstanding contract for the sale of the property to
any person or persons whomsoever, nor any unrecorded deed, mortgage or
other conveyances affecting the title to the Property.

3. There are no liens, encumbrances, mortgages, claims, boundary
line or other disputes, demands or security interests in, on or against
the Property or any goods, furnishings, appliances, fixtures or
equipment now installed in or which are to be affixed to the Property;
(except for mortgages described in the deed given by the undersigned);
that there are no unpaid taxes, levies, assessments, paving liens or
utility liens against the Property (other than real estate taxes for the
current year).

4. There have been no improvements made upon the Property within
the past ninety (90) days for which there remain any outstanding and
unpaid bills for labor, materials or supplies for which a lien or liens
might be claimed by anyone.

5. There are no matters pending against Seller which could give
rise to a lien that would attach to the Property during the period of
time between the effective date of the title insurance commitment and
the time of recording of the instruments evidencing the Buyer's fee
simple or other interests in the Property; and that the Seller has not
executed and will not execute any instrument that would adversely affect
the title to the Property from the date of this Affidavit forward.

6. There are no judgments, claims, disputes, demands or other
matters pending against Seller that could attach to the Property. Seller
has complied with the Florida Sales Tax laws where applicable. Seller
acknowledges responsibility for water, sewer and electrical consumption
charges through date of closing or occupancy by Buyer, whichever first
occurs.

7. Seller is in sole constructive or actual possession of the
Property and no other person has any right to possession of the
Property, or asserts any claim of title or other interests in it.

8. Seller represents there are no violations of governmental laws,
regulations or ordinances pertaining to the use of the property.

9. If the property tax bill for the year of closing has not been
issued by the Tax Collector at the time of closing, then the tax
prorations set forth on the closing/settlement statement are based upon
an estimate. The basis of proration as set forth on the
closing/settlement statement is hereby accepted by the parties to this
transaction. It is hereby understood and agreed that the actual taxes,
if different, will be adjusted between the parties. Closing Agent is
not responsible for adjustment or re-proration of taxes.

B. NON-FOREIGN CERTIFICATE AND REQUEST FOR TAXPAYER IDENTIFICATION
NUMBER

PHATTAL

Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a U.S. real property interest must withhold tax at a rate of 10% of the amount realized on the disposition if the transferor ("Seller") is a foreign person. To inform the Buyer that withholding of tax is not required upon the disposition of a U.S. real property interest by the Seller, the undersigned hereby swears, affirms and certifies the following as or on behalf of the Seller:

1. Seller's Legal Name Is:
Tunyaluck Phuttal
2. Seller's Home Address or Office Address if Corporation, Partnership or Trust:
3. Seller is not a non-resident alien (if individual) or a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).

In connection with the sale or exchange of the Property you are required by law to provide **Bruce Hornstein, P.A.** with your correct taxpayer identification number (TIN). If you do not so provide your TIN, you may be subject to civil or criminal penalties imposed by law.

4. Seller's Taxpayer Identification Number: (TIN or SSN for Individuals)

NAME	SOCIAL SECURITY NUMBER
Tunyaluck Phuttal	123-74-7295

5. For purposes of reporting this transaction to the Internal Revenue Service on Form 1099-S, the property is Seller's (check one):

Principal Residence
 Other Real Estate

This taxpayer identification number is being provided in connection with a real estate transaction.

The undersigned understand that this Certificate may be disclosed to the Internal Revenue Service by the Buyer and that any false statement contained herein could be punished by fine, imprisonment or both.

Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have authority to sign this document as or on behalf of the Seller, and that the number shown on this statement is Seller's correct TIN.

Seller states that this instrument is given for the express purpose of inducing
Mark Berkovich and Irma Limenis, husband and wife and Aleksandr Berkovich

to purchase the Property and to cause **BRUCE HORNSTEIN, P.A.** as agents for **Old Republic National Title Insurance Company** to insure title to said property. This Affidavit is made under the full understanding of the law regarding liability for any misrepresentation herein.

Dated this day of **February, 2014**.



Tunyaluck Phuttal

LIMITED POWER OF ATTORNEY

By this Limited Power of Attorney, I, TUNYALUCK PHUTTAL, of Albany, New York, do make, constitute and appoint, MARLYN J. WIENER, of Boca Raton, Florida, as my true and lawful attorney-in-fact, for me and in my name, place and stead, to execute any and all documents to effectuate the closing of the sale to Mark Berkovich and Irma Limenis, husband and wife, and Aleksandr Berkovich pursuant to that certain "As Is" Residential Contract for Sale and Purchase, of the following described property:

Unit No. 812, PLAZA OF THE AMERICAS PART 1, a Condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 10281, Page 1977, together with all amendments thereto, Public Records of Miami-Dade County, Florida, together with an undivided share or interest in the common elements appurtenant thereto.

Giving and granting unto my said attorney full power and authority to do and perform walk-through and all and every act and thing whatsoever requisite and necessary to be done in and about the premises, including, but not limited to full power to Contract, Sell and Convey the premises, as fully, to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof. This Power of Attorney shall become null and void at 12:01 a.m. on the day following the funding of said transaction.

This Limited Power of Attorney is not affected by subsequent incapacity of the principal except as provided in s. 709.08, Florida Statutes.

Xerographic copies of this instrument shall have the same force and effect as the original.

Any act that is done under this power between the revocation of this instrument and notice of that revocation of my attorney in fact shall be valid unless the person claiming the benefit of the act had notice of that revocation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of February, 2014.

Signed sealed and delivered in our presence:



Print Witness Name: Martin G. Bohunicky



Print Witness Name: Melissa M. Napoli



TUNYALUCK PHUTTAL

(SEAL)

STATE OF

New York