

Prepared by:

Jacqueline R. Hernandez-Valdes
Attorney at Law
The Law Offices of Jacqueline R. Hernandez-Valdes, P.A.
2474 S.W. 27th Terrace (a/k/a 2474 Secoffee Terrace)
Coconut Grove, FL 33133
305-860-6015

And return to:

Law Offices of Sasha Katz, PL
800 W. Cypress Creek Rd.
Suite 270
Fort Lauderdale, Florida 33309

[Space Above This Line For Recording]

Warranty Deed

This Warranty Deed made this 10th day of November, 2025 between Alberto Lopez a/k/a Alberto Jesus Lopez and Sara Lopez a/k/a Sara Gloria Lopez, husband and wife, as to a 50% interest; and, Alberto Jesus Lopez Jr. and Toni Frances Sanchez, husband and wife, as to a 50% interest, all as joint tenants with rights of survivorship whose post office address is 13226 SW 46 Lane, Miami, FL 33175, grantor, and Vijay Gurbani and Kusum Gurbani whose post office address is 17704 SW 47 Street, Miramar, FL 33129, 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 Broward County, Florida to-wit:

The West 1/2 of the North 1/2 of Tract 47 in Section 3, Township 51 South, Range 40 East, of THE EVERGLADES SUGAR and LAND CO. SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 2, Page 39, of the Public Records of Miami-Dade County, Florida; lands lying and being situate in Broward County, Florida.

Parcel Identification Number: 5140-03-01-0409

a/k/a 14700 Luray Road, Southwest Ranches, FL 33330

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, 2025**

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:

E Blanco
Witness Name: Elizabeth Blanco
Witness Address: 13318 SW 120th
Miami FL 33186

Alberto Jesus Lopez (Seal)
Alberto Jesus Lopez

Jacqueline Hernandez Veldes
Witness Name: Jacqueline Hernandez Veldes
Witness Address: 2474 Se coffee Terrace
Miami, FL 33133

E Blanco
Witness Name: Elizabeth Blanco
Witness Address: 13318 SW 120th
Miami, FL 33186

Sara Gloria Lopez (Seal)
Sara Gloria Lopez

Jacqueline Hernandez Veldes
Witness Name: Jacqueline Hernandez Veldes
Witness Address: 2474 Se coffee Terrace
Miami, FL 33133

E Blanco
Witness Name: Elizabeth Blanco
Witness Address: 12218 SW 120th
Miami, FL 33186

Alberto Jesus Lopez, Jr (Seal)
Alberto Jesus Lopez, Jr

Jacqueline Hernandez Veldes
Witness Name: Jacqueline Hernandez Veldes
Witness Address: 2474 Se coffee Terrace
Miami, FL 33133

E Blanco
Witness Name: Elizabeth Blanco
Witness Address: 12218 SW 120th
Miami FL 33186

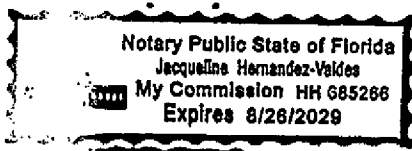
Toni Frances Sanchez (Seal)
Toni Frances Sanchez


Jacqueline Hernandez Veldes
Witness Name: Jacqueline Hernandez Veldes
Witness Address: 2474 Se coffee Terrace
Miami, FL 33133

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of November, 2025 by Alberto Jesus Lopez, Sara Gloria Lopez, Alberto Jesus Lopez, Jr and Toni Frances Sanchez, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name:

Jacqueline Hernandez-Valdes

My Commission Expires:

8/26/29

