

MEMORANDUM

Agenda Item No. 8(H)(1)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: December 2, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting a warranty deed conveying Tract "A" of the Golden Park Subdivision to Miami-Dade County, Florida; and authorizing the County Mayor to execute the acceptance of the warranty deed and to take all actions necessary to accomplish acceptance of the property

Resolution No. R-1149-25

The accompanying resolution was prepared by the Parks, Recreation and Open Spaces Department and placed on the agenda at the request of Prime Sponsor Commissioner Danielle Cohen Higgins.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: December 2, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Conveyance of a Portion of Real Property Reserved as a Natural Forest Community Area to Miami-Dade County

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution accepting a warranty deed that conveys to Miami-Dade County (County) a natural forest community area located in the Golden Park Subdivision and maintained by the Golden Park Multipurpose Maintenance Special Taxing District (Special Taxing District). This conveyance of land within this Special Taxing District was a subdivision requirement pursuant to Resolution No. R-905-22, which approved the underlying plat of the Golden Park Subdivision.

Scope

This agenda item is for the conveyance of real property to Miami-Dade County within Commission District 8, which is represented by County Commissioner Danielle Cohen Higgins.

Fiscal Impact/Funding Source

Acceptance of this conveyance will result in no economic impact on the County's budget, and there will be no increase or decrease in County staffing. The developer, pursuant to the Special Taxing District's creating Ordinance No. 20-99, maintained the natural forest community area until October 2024, when the Special Taxing District maintenance services commenced.

Social Equity Statement

If approved, property owners within the Special Taxing District will continue to pay special assessments appropriately apportioned according to the special benefit they receive from the Special Taxing District's service, regardless of their demographics, and that the total estimated amount of the special assessment to be levied would not be in excess of such special benefit.

Track Record/Monitor

The natural forest community area is maintained by the Special Taxing District, which is managed by the Parks, Recreation and Open Spaces Department (PROS) and overseen by the Chief of the Special Assessment Districts Division (Division), Liset Romero-Lopez.

Delegated Authority

The resolution delegates authority to the County Mayor or County Mayor's designee to execute the acceptance of the warranty deed provided herein to Miami-Dade County. Furthermore, the County Mayor or County Mayor's designee shall record the warranty deed in the Public Records of Miami-Dade County.

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
Page 2

Background

Pursuant to Resolution No. R-905-22, adopted by the Board on October 6, 2022, approval of the plat of the Golden Park Subdivision (a copy of which is attached hereto) required Folio No. 30-6924-009-0190 as identified by the attached Warranty Deed, to be transferred to the County. This Folio is identified in the Plat as Tract "A" and is reserved as a natural forest community area to be preserved and owned by the County and maintained in accordance with the Special Taxing District's maintenance schedule. I recommend accepting this deed as this conveyance is in accordance with the plat requirement for this parcel.

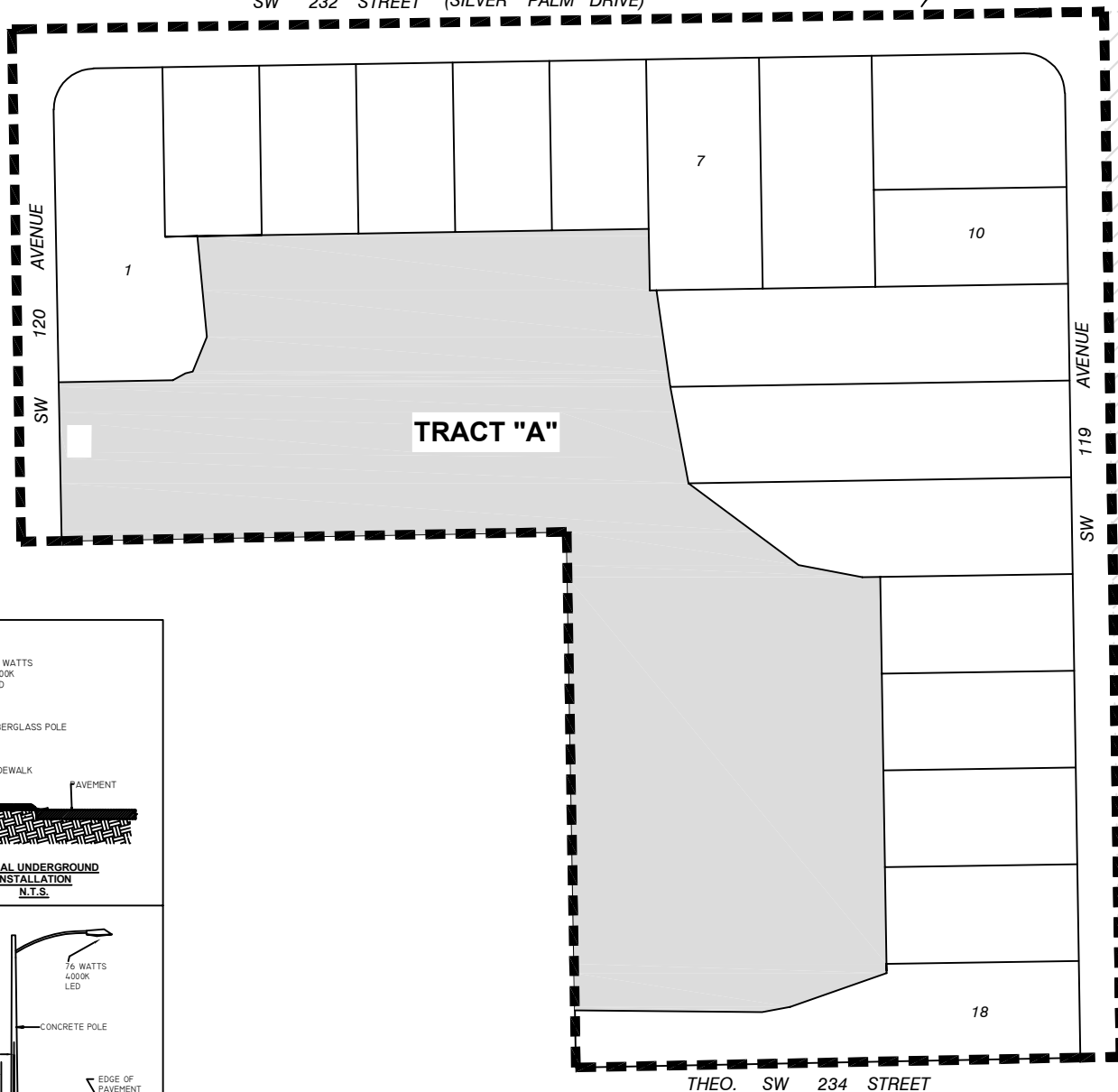
A handwritten signature in black ink, reading "Roy Coley", written over a horizontal line.

Roy Coley
Chief Utilities and Regulatory Services Officer

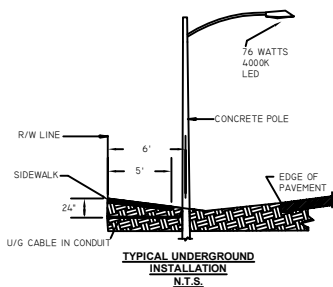
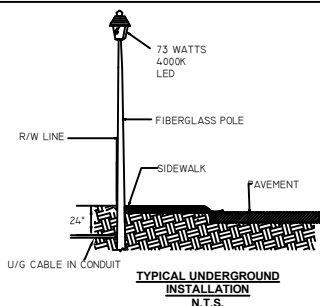


DISTRICT
BOUNDARIES

SW 232 STREET (SILVER PALM DRIVE)



EXIST. SILVER PALM EAST & SILVER PALM WEST
S.T.D. (L-1086 / M-480)



5- AEL (ATBS) 76 WATTS, 4000K, BRACKET-ARM LED
STREETLIGHTS MOUNTED ON EXISTING CONCRETE POLES.

3- GE (TRADITIONAL CARRIAGE) 73 WATTS, 4000K,
TRADITIONAL POST-TOP LED STREETLIGHTS
MOUNTED ON FIBERGLASS POLES.

3- EXISTING 73 WATTS, 4000K, TRADITIONAL POST-TOP LED
STREETLIGHTS MOUNTED ON CONCRETE POLES TO BE TRANSFERRED
FROM AN ADJACENT DISTRICT FOR BILLING PURPOSES ONLY.



SHADING DENOTES AREAS TO BE MAINTAINED. SEE ATTACHED
SHEET FOR SERVICE DESCRIPTIONS AND LOCATIONS.

L-1428 / M-823 (COMM. 0008)
SECTION: 24-56-39

EXHIBIT "A"
(Boundaries & Geographical Location Sketch)

GOLDEN PARK

MULTIPURPOSE MAINTENANCE AND
STREET LIGHTING SPECIAL TAXING DISTRICT

MDC004

ATTACHMENT TO EXHIBIT "A"

**GOLDEN PARK MULTIPURPOSE MAINTENANCE AND
STREET LIGHTING SPECIAL TAXING DISTRICT**

AREAS TO BE MAINTAINED:

y

DESIGNATED PRESERVATION AREAS (NATURAL FOREST COMMUNITIES).

MAINTENANCE SCHEDULE:

- A) LAWN/GRASS
 - 1) CUT BIMONTHLY AS REQUIRED
 - 2) FERTILIZE AND WEED CONTROL AS NEEDED
 - 3) TREAT FOR PESTS/DISEASES AS NEEDED
 - 4) IRRIGATE WITH AUTOMATIC SYSTEM AND ELECTRICAL SERVICE FOR SAME.
- B) TREES/SHRUBS
 - 1) TRIM, FERTILIZE AND TREAT FOR PESTS AS NEEDED
 - 2) REPLACE AS REQUIRED.
- C) CHAIN LINK FENCE AND ACCESS GATE
 - 1) MAINTENANCE AND REPAIR OF A CHAIN LINK FENCE AND ACCESS GATE AS NEEDED.
- D) NATURAL FOREST COMMUNITIES
 - 1) MAINTENANCE OF DESIGNATED PRESERVATION AREAS (NATURAL FOREST COMMUNITIES).

GOLDEN PARK

A subdivision of a portion of the Northwest 1/4, Northeast 1/4 of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PLAT BOOK 176 AND PAGE 891
(SHEET 1 OF 3)

KNOW ALL MEN BY THESE PRESENTS:

That Mountain Cove Homes at Golden Park, LLC, a Florida Limited Liability Company, has caused to be made the attached plat entitled "GOLDEN PARK", the same being a subdivision of the following described property:

LEGAL DESCRIPTION:

Parcel 1:
The SE 1/4, of the NE 1/4, of the NW 1/4, of the NE 1/4, of Section 24, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

Parcel 2:
The NE 1/4, of the NE 1/4, of the NW 1/4, of the NE 1/4, of Section 24, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida, less the North 35 feet thereof.

Parcel 3:
The East 1/2, of the NW 1/4, of the NE 1/4, of the NW 1/4, of the NE 1/4, less the North 35 feet thereof, in Section 24, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

Parcel 4:
The West 1/2, of the NW 1/4, of the NE 1/4, of the NW 1/4, of the NE 1/4, of Section 24, Township 56 South, Range 39 East, less the North 50 feet and West 25 feet for Right of Way, lying and being in Miami Dade County, Florida.

Parcel 5:
A Parcel of land being a portion of the West 1/2, of the NW 1/4, of the NE 1/4, of the NW 1/4, of the NE 1/4, of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:
The South 10 feet of the North 50 feet, less the West 50 feet thereof, of said West 1/2, of the NW 1/4, of the NE 1/4, of the NW 1/4, of the NE 1/4, of Section 24, TOGETHER WITH a parcel of land being bounded at the East by the East line of the West 50 feet of said West 1/2, bounded at the Northwest by the arc of a 25-foot radius curve concave to the Southeast being tangent to the East line of the West 25 feet of said West 1/2 and tangent to the North line of the South 10 feet of the North 50 feet of said West 1/2, bounded at the Southeast by the arc of a 25-foot radius curve concave to the Southwest being tangent to the East line of the West 25 feet of said West 1/2 and tangent to the South line of the North 50 feet of said West 1/2 and bounded at the West by the East line of the West 25 feet of said West 1/2 of the NW 1/4, of the NE 1/4, of the NW 1/4, of the NE 1/4, of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

IN WITNESS WHEREOF:

That Mountain Cove Homes at Golden Park, LLC, a Florida Limited Liability Company, has caused these presents to be signed for and on its behalf by Victor F. Solorzano, its manager, in the presence of these two witnesses, this 21 day of June, A.D., 2022.

Mountain Cove Homes at Golden Park, LLC, a Florida limited liability company

By: Victor F. Solorzano
Victor F. Solorzano, Manager

Witness: Yamira Aldana
Print: Yamira Aldana

Witness: Yanet Sierra
Print: Yanet Sierra

ACKNOWLEDGMENT:

State of Florida }
County of Miami-Dade } SS:

I hereby certify:

That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Victor F. Solorzano, Manager of Mountain Cove Homes at Golden Park, LLC, a Florida Limited Liability Company, who is personally known to be the person herein described and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer for the purposes therein expressed and who did not take an oath.

Witness:

My hand and official Seal this 21 day of June, A.D., 2022

Alicia E. Quinones
Printed Name of Acknowledger

Notary Public, State of Florida

Commission Number: HH193748

My Commission Expires: February 9, 2026



LOCATION SKETCH

SCALE 1" = 300'
A PORTION OF THE NE 1/4, OF THE NW 1/4, OF THE NE 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

That Tract "A" as shown on the attached plat is hereby reserved as a Natural Forest Community Tree Preservation Area and shall be owned by Miami-Dade County and maintained in accordance with Miami-Dade County approved Special Voting District.

OWNER'S PLAT RESTRICTION:

That the utility easement as shown by dashed lines on the attached plat is hereby reserved for the installation and maintenance of public utilities.

That S.W. 118th Avenue as shown on the attached plat, together with all existing and future planting, trees, shrubbery, and fire hydrants thereon is dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR:

I hereby Certify that the attached Plat entitled "GOLDEN PARK" is a true and correct representation of the lands described hereon as recently surveyed and platted under my direction. That the Permanent Reference Monuments indicated hereon have been set and that the survey data shown hereon complies with the requirements of Chapter 177, Part I of the Florida State Statutes.

16 day of June, A.D., 2022

Orlando C. Bello
Professional Surveyor and Mapper No. 6169 State of Florida
Bello & Bello Land Surveying Corporation
Certificate of Authorization No. LB 7262
12230 S.W. 131 Avenue, Suite 201, Miami, Florida 33186



MIAMI-DADE COUNTY PLAT RESTRICTIONS:

That S.W. 118th Avenue and S.W. 232nd Street as shown on the attached Plat, together with all existing and future planting, trees, shrubbery, and fire hydrants thereon are hereby dedicated to the perpetual use of the Public for proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.

That individual wells shall not be permitted on any Lot within this subdivision except for swimming pools, sprinklers systems, and/or air conditioners.

That the use of septic tanks will not be permitted on any Lot or Tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.

That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

That Circular Driveways or on-site turnarounds will be required for lots fronting on S.W. 232nd Street.

That the United States Postal Service Easement as shown by dashed lines within Lots 10 and 11, Block 1 is granted hereby and reserved for the use by the postal service to deliver and receive mail and packages to centralized delivery units provided by the property owners and the joint and several use by property owners within the subdivision, their tenants, lessees and other guests or invitees, as a means of pedestrian ingress and egress to the centralized delivery units. The provision, maintenance, and repair of the centralized delivery units shall be the shared responsibility of all property owners within the subdivision. There shall be no changes or modification to the easement hereby granted without the prior written consent of the United States Postal Service, and said easement is replatted in accordance with the provisions of Chapter 28, Subdivision Code of Miami-Dade County.

That the Natural Forest Community Preservation Area, as depicted in TRACT "A" is to be maintained free of exotic and hardwood overgrowth in accordance with the terms and Provisions of said Covenant Running with the land recorded in Official Records Book 31814, Page 2779 in the Public Records of Miami-Dade County, Florida.

MIAMI-DADE COUNTY PLAT APPROVALS:

This Plat was approved by the Miami-Dade County Department of Regulatory and Economic Resources, this 28th day of August, A.D., 2022. The size of the lots and the tract and other features as shown on this plat conform to all requirements of the existing zoning as of this date. This plat has been reviewed by a professional surveyor and mapper employed by Miami-Dade County in accordance with Section 177.08(1) of the Florida Statutes.

Signed: Julia Director

This Plat was approved by the Miami-Dade County Department of Transportation and Public Works

this 20 day of October, A.D., 2022.

Signed: Director Director

Signed: County Engineer County Engineer

This plat has been found to be in compliance with the requirements of Chapter 33G of Miami-Dade County, subject to all of the conditions of the concurrency review agencies and said Chapter 33G. This Plat was approved and foregoing dedications were accepted and approved by Resolution No. R-105-22 passed and adopted by the Board of County Commissioners of Miami-Dade County, Florida, this 6th day of October, A.D., 2022.



BOARD OF COUNTY COMMISSIONERS

ATTEST: CLERK OF CIRCUIT COURT, HARVEY RUVIN

By: Deputy Clerk Deputy Clerk Signed: Mayor Mayor

RECORDING STATEMENT:

Filed for Record this 15th day of November, A.D., 2022, at 9:54 AM, in Book 176 of Plats, at Page 891 of the Public Records of Miami-Dade County, Florida. This Plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

By: Deputy Clerk Deputy Clerk

GOLDEN PARK

A subdivision of a portion of the Northwest 1/4, Northeast 1/4 of Section 24, Township 56 South, Range 39 East,
Miami-Dade County, Florida.

PLAT BOOK 176 AND PAGE 892
(SHEET 2 OF 3)



Prepared By:
Bello & Bello Land Surveying Corporation
12230 S.W. 131 Avenue, Suite 201, Miami, Florida 33186
www.bellolandsurveying.com
June, 2022

MORTGAGE STATEMENT:

Know all men by these presents: that **CIK Holdings, LLC., a Florida limited liability company**, the owner and holder of that certain Mortgage Deed and Security Agreement, dated March 1, 2022 and recorded on March 24, 2022, in Official Records Book 33085, Pages 750 in the Public Records of Miami-Dade County, Florida, and that Collateral Assignment of Leases, Rents, and Profits from Mountain Cove Homes at Golden Park, LLC., a Florida limited liability company to CIK Holdings, LLC., a Florida limited liability company, dated March 1, 2022 and recorded on March 24, 2022, in Official Records Book 33085, Page 759 in the Public Records of Miami-Dade County, Florida does hereby consent to this plat and joins in the above dedications.

IN WITNESS WHEREOF:

CIK Holdings, LLC., a Florida limited liability company, has caused these presents to be signed for and on its behalf by its Manager in the presence of these two witnesses, this 20 day of June, A.D. 2022.

CIK Holdings, LLC., a Florida limited liability company,

By [Signature] Title Manager

Print Name: Alexis Gonzalez

Witness: [Signature] Witness: [Signature]

Print: Diana Villegas Print: Samuel Rodriguez

ACKNOWLEDGEMENT:

State of Florida } ss:
County of Miami-Dade }

I hereby certify: that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Alexis Gonzalez, Manager of CIK Holdings, LLC., a Florida limited liability company, who is personally known to me or who has produced N/A as identification and who executed the foregoing instrument and acknowledged the execution thereof, to be his free act and deed as such officer for the purposes therein expressed and who did not take an oath.

Witness my hand and official seal this 20 day of June, 2022.

By [Signature]

Printed Name: Lourdes Martinez

Notary Public, State of Florida

Commission Number: HH161380

My Commission Expires: August 25, 2025

SUBJECT TO THE FOLLOWING RECORDED DOCUMENTS:

COVENANT RUNNING WITH THE LAND RECORDED IN O.R.BOOK 16166, PAGE 3572, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

COVENANT RUNNING WITH THE LAND RECORDED IN O.R.BOOK 17841, PAGE 3334, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

COVENANT RUNNING WITH THE LAND RECORDED IN O.R.BOOK 16659, PAGE 784, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DECLARATION OF RESTRICTIONS RECORDED IN O.R.BOOK 31264, PAGE 58, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

COVENANT RUNNING WITH THE LAND RECORDED IN O.R.BOOK 31830, PAGE 3196, O.R.BOOK 31830, PAGE 3215, O.R.BOOK 31830, PAGE 3245, O.R.BOOK 31814, PAGE 2779, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:

Filed for Record this 15th day of November, A.D. 2022, at 9:59 AM, in Book 176 of Plats, at Page 892 of the Public Records of Miami-Dade County, Florida. This Plat complies with the Laws of the State of Florida and Miami-Dade County, Florida.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

By [Signature] Deputy Clerk



Exhibit "B"

MDC007

GOLDEN PARK

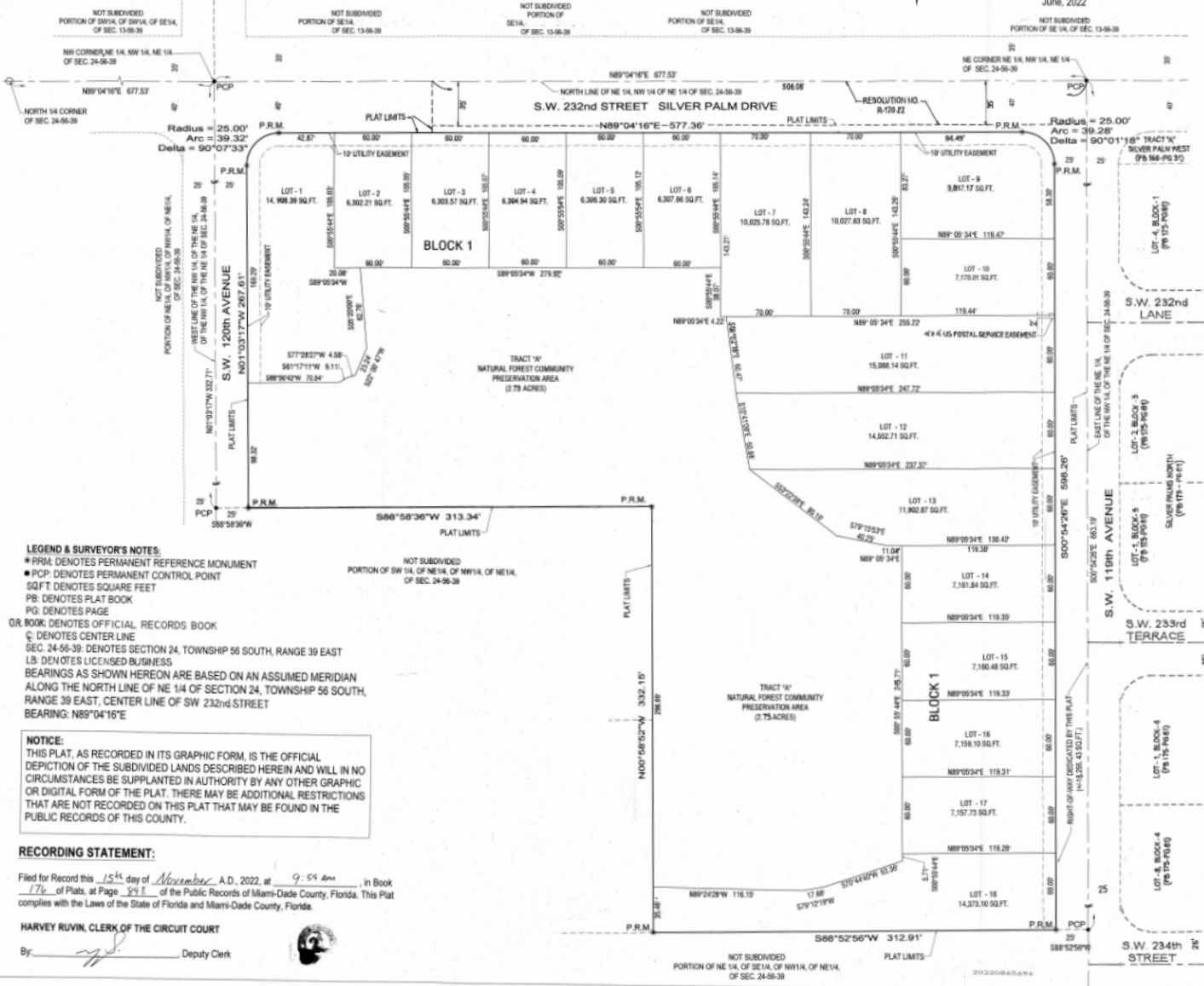
A subdivision of a portion of the Northwest 1/4, Northeast 1/4 of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida.

PLAT BOOK 176 AND PAGE 892
(SHEET 3 OF 3)

Prepared By:
Bello & Bello Land Surveying Corporation
12230 S.W. 131 Avenue, Suite 201, Miami, Florida 33186
www.belloandsurveying.com
June, 2022



GRAPHIC SCALE (IN FEET)
1 INCH = 30 FEET





MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: December 2, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(H)(1)

Please note any items checked.

- _____ **"3-Day Rule" for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved *Danielle L. L. L.* Mayor
Veto _____
Override _____

Agenda Item No. 8(H)(1)
12-2-25

RESOLUTION NO. R-1149-25

RESOLUTION ACCEPTING A WARRANTY DEED
CONVEYING TRACT "A" OF THE GOLDEN PARK
SUBDIVISION TO MIAMI-DADE COUNTY, FLORIDA; AND
AUTHORIZING THE COUNTY MAYOR OR COUNTY
MAYOR'S DESIGNEE TO EXECUTE THE ACCEPTANCE OF
THE WARRANTY DEED AND TO TAKE ALL ACTIONS
NECESSARY TO ACCOMPLISH ACCEPTANCE OF THE
PROPERTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board incorporates and approves the foregoing recital and County Mayor's memorandum as if fully set forth herein.

Section 2. The Chairperson or Vice Chairperson of this Board is authorized to execute the acceptance of the warranty deed to Miami-Dade County in substantially the form attached hereto as Exhibit 1, and is authorized to take all actions necessary to accomplish acceptance of this property.

Section 3. Pursuant to Resolution No. R-974-09, the County Mayor or County Mayor's designee shall record the deed provided herein in the Public Records of Miami-Dade County, Florida and shall provide a recorded copy of the instrument to the Clerk of the Board within 30 days. This Board directs the Clerk of the Board to attach and permanently store a recorded copy of the deed together with this resolution.

The foregoing resolution was offered by Commissioner **Oliver G. Gilbert, III** ,
 who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado** ,
 and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Vicki L. Lopez	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of December, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
 BY ITS BOARD OF
 COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
 Deputy Clerk

Approved by County Attorney as
 to form and legal sufficiency.

RC

Ryan Carlin

Prepared by and return to:

Law Office of Alexis Gonzalez, P.A.
3162 Commodore Plaza Suite 3E
Miami, FL 33133
305-223-9999

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 24th day of September, 2024 between **Mountain Cove Homes at Golden Park, LLC, a Florida limited liability company** whose post office address is **4878 SW 74th Court, Miami, FL 33155**, grantor, and **Miami-Dade County, a political subdivision of the State of Florida** whose post office address is **Parks, Recreation and Open Spaces Department – PROS, 111 NW 1st Street, Suite 1510, Miami, FL 33128**, 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:

All of Tract "A", GOLDEN PARK, according to the Plat thereof, as recorded in Plat Book 176,
Page 89, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 30-6924-009-0190

Subject to taxes for 2024 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 2024.

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:

Rafael Nunez

Witness Name: RAFAEL NUNEZ

Witness Address: 289 Ludlam Dr.
MIAMI SPRINGS, FL 33166

Rosa Lisa Chabira

Witness Name: ROSALBA CHABIRA

Witness Address: 12200 SW 131
Ave Miami, FL 33186

Mountain Cove Homes at Golden Park, LLC,
a Florida limited liability company

By: [Signature]
Victor F. Solorzano, Manager

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24
day of September, 2024 by Victor F. Solorzano, Manager of Mountain Cove Homes at Golden Park, LLC, a Florida limited
liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced a driver's license as
identification.

[Notary Seal]



ALICIA E. QUINONES
Notary Public
State of Florida
Comm# HH193748
Expires 2/5/2026

[Signature]

Notary Public

Printed Name:

Alicia E. Quinones

My Commission Expires:

2/5/2026