

**L11000101035**

Division of Corporations

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**Florida Department of State  
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To:

Division of Corporations  
Fax Number : (850) 617-6383

From:

*Angelica M. Chirry, Corporate Paralegal*  
Account Name : SHUTTS & BOWEN, LLP  
Account Number : 076447000313  
Phone : (305) 358-6300  
Fax Number : (305) 347-7750

**LLC DISSOLUTION OR WITHDRAWAL  
ONE POINT INVESTMENTS, LLC**

Certificate of Status	0
Certified Copy	1
Page Count	08
Estimated Charge	\$55.00

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## ARTICLES OF DISSOLUTION

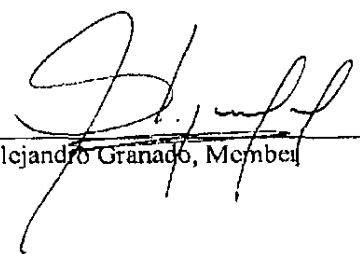
OF

ONE POINT INVESTMENTS, LLC

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1. The name of the limited liability company is ONE POINT INVESTMENTS, LLC.
2. The effective date of the limited liability company's dissolution is the date of filing of these Articles of Dissolution with the Florida Secretary of State.
3. Pursuant to Section 608.441(1)(c), Florida Statutes, the limited liability company was dissolved upon the written consent of the members of the limited liability company (the "Written Consent"). A copy of such Written Consent is attached hereto.
4. Adequate provision has been made for the satisfaction of all debts, obligations and liabilities of the limited liability company.
5. All remaining property and assets of the Company have been distributed to its members.
6. There are no suits pending against the limited liability company in any court.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Dissolution on this 18 day of December 2013.

  
Alejandro Granado, Member

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**WRITTEN CONSENT  
OF THE MEMBERS  
OF  
ONE POINT INVESTMENTS, LLC**

The undersigned, being the owners of 100% of the membership interests of ONE POINT INVESTMENTS, LLC, a Florida limited liability company (hereinafter the "Company"), do hereby consent to the adoption and approval of the following resolutions:

Transfer and Distribution of Real Property to Members

WHEREAS, the Company owns certain real property located in Miami-Dade County, Florida (the "Property") with the following legal description:

Lot 11, Block 3, of Bay Point, according to the Plat thereof, recorded in Plat Book 40, Page 63 of the Public Records of Miami-Dade County, Florida.

WHEREAS, in connection with the liquidation of the Company, the Company and its members have decided to convey and transfer the Property from the Company to its Members so that, after such conveyance, the Property will be owned by and titled in the name of Alejandro Granado and Rosana Delgado, husband and wife.

NOW, THEREFORE, BE IT RESOLVED, that the transfer and conveyance of the Property by the Company to its Members, such Property to be held and owned by Alejandro Granado and Rosana Delgado, husband and wife, be, and it hereby is, ratified, confirmed, authorized and approved.

FURTHER RESOLVED, that Alejandro Granado, Member, be, and he hereby is, authorized and directed to execute and deliver the Statutory Warranty Deed, in the form attached hereto as Exhibit "1", conveying the Property to the Members and to execute whatever additional documents and take whatever additional actions he deems necessary or appropriate to accomplish the purposes of the foregoing resolutions.

Adoption of Plan of Complete Liquidation and Dissolution

WHEREAS, the Members of the Company deem it advisable and in the best interest of the Company and its Members that the Company be completely liquidated and dissolved; and

WHEREAS, the Company has marshaled all of its assets, satisfied all of its liabilities, and distributed any remaining assets of the Company to the Members of the Company; and

WHEREAS, the Company desires to proceed with its liquidation and dissolution under Florida law.

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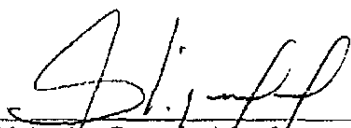
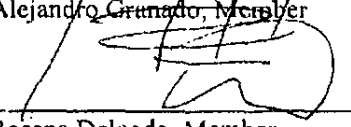
NOW, THEREFORE, BE IT RESOLVED, that the Company be completely liquidated and dissolved in accordance with the provisions of the Florida Limited Liability Company Act.

FURTHER RESOLVED, that Alejandro Granado, as Member of the Company, be, and he hereby is, authorized and directed to execute whatever instruments and documents, and take whatever additional actions he deems necessary or appropriate to carry out the intent and accomplish the purposes of the foregoing Resolution, including, but not limited to, the filing of Articles of Dissolution, in the form attached as Exhibit "2" hereto, with the Florida Secretary of State.

Further Actions

FURTHER RESOLVED, that Alejandro Granado, as Member of the Company, be, and he hereby is, authorized and directed to execute and deliver such other documentation as is required to accomplish the effect of the foregoing resolutions.

Effective Date: December 18, 2013

  
\_\_\_\_\_  
Alejandro Granado, Member  
\_\_\_\_\_  
Rosana Delgado, Member

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EXHIBIT "I"

STATUTORY WARRANTY DEED

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This Instrument Prepared by:  
Roland A. Gallor, Esq.  
Shatts & Bowen LLP.  
1500 Miami Center  
201 South Biscayne Boulevard  
Miami, Florida 33131

Parcel Identification No.: 01-3219-008-0490

-----The Space Above This Line For Recording Office Use Only-----

**STATUTORY WARRANTY DEED**

THIS STATUTORY WARRANTY DEED is made as of this \_\_\_\_ day of December, 2013, by ONE POINT INVESTMENTS, LLC, a Florida limited liability company (the "Grantor"), whose address is 600 Sabal Palm Rd, Miami, FL 33137 to Alejandro Granado and Rosana Delgado, husband and wife (the "Grantee"), whose address is 600 Sabal Palm Rd, Miami, FL 33137.

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, to Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade, State of Florida (the "Property"):

**Lot 11, Block 3, of Bay Point, according to the Plat thereof, recorded in Plat Book 40, Page 63, of the Public Records of Miami-Dade County, Florida.**

TOGETHER with all easements, tenements, hereditaments and appurtenances belonging to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

This conveyance is made subject to:

- (a) Taxes for the year 2013 and subsequent years;
- (b) Applicable zoning ordinances and governmental regulations; and
- (c) Conditions, restrictions, covenants, limitations and easements of record; provided however, that this instrument shall not operate to reimpose any of same.

**[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE]**

NOTE TO RECORDER: This Statutory Warranty Deed is being recorded to effect a transfer of an interest in real property to the Grantee by the Grantor. The interest in real property being transferred hereby is not encumbered by a mortgage or other lien, and no additional consideration is being furnished with respect to the transfer. Grantor is wholly-owned by Grantee. Accordingly, the transfer of unencumbered real property effected by this Statutory Warranty Deed for no additional consideration does not result in a change in the ultimate beneficial ownership of the real property. As a result, only minimal documentary stamp tax in the amount of \$ .60 is being paid herein. See Florida Statutes, Section 201.02, and Crescent Miami Center, LLC v. Department of Revenue, 903 So. 2d 913 (Fla. 2005).

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

Signed, sealed and delivered in the presence of:

ONE POINT INVESTMENTS, LLC, a Florida limited liability company

Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Alejandro Granado, Member

Print Name: \_\_\_\_\_

STATE OF FLORIDA                    )  
  ) §  
COUNTY OF MIAMI-DADE            )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of December, 2013, by Alejandro Granado, as Member of One Point Investments, LLC, a Florida limited liability company, on behalf of the company. He is (    ) personally known to me or (    ) has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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EXHIBIT "2"

ARTICLES OF DISSOLUTION