

Parcel Identification No: 33-39-21-00004-0000-00177/0

This Instrument Prepared By  
and Return to:

**Anthony Rosenfield, Esq.**  
Law Office of Rosenfield & Zalkind, P.L.  
4601 Sheridan Street Suite #200  
Hollywood, Florida 33021

**QUITCLAIM DEED**

This Quitclaim Deed, made this 17<sup>th</sup> day of September, 2011, between MGA GROUP INVESTMENTS CORP., A FLORIDA CORPORATION, whose address is 3313 Hollywood Oaks Drive Hollywood, Florida 33312, Grantors, and Shmuel Meir Shnitzer and Gillan Salazar-Shnitzer, husband and wife, whose address is 3313 Hollywood Oaks Drive Hollywood, Florida 33312.

Witnesseth, that the Grantors, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----DOLLARS, and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and quitclaimed to the said Grantee and Grantee' heirs and assigns forever, the following described land, situate, lying and being in the County of Indian River, State of Florida, to-wit:

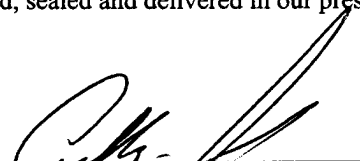
**Lot 177, HAMMOCK LAKES, PHASE 1, according to the Plat thereof, as recorded in Plat Book 15, Pages 10, 10A through 10C, of the Public Records of Indian River County, Florida.**

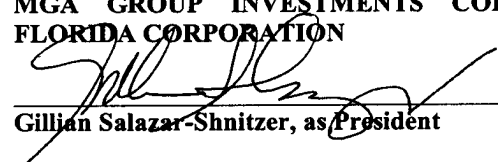
**\*This Quitclaim was prepared without opinion of title.**

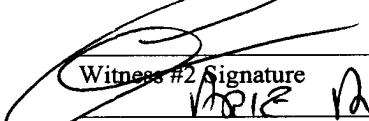
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

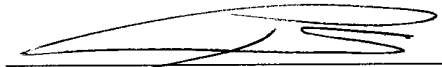
In Witness Whereof, the Grantors have hereunto set they hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness #1 Signature  
Anthony Rosenfield  
\_\_\_\_\_  
Witness #1 Printed Name

MGA GROUP INVESTMENTS CORP., A  
FLORIDA CORPORATION  
  
\_\_\_\_\_  
Gillian Salazar-Shnitzer, as President


  
\_\_\_\_\_  
Witness #2 Signature  
Marie D.A.M.  
\_\_\_\_\_  
Witness #2 Printed Name

  
\_\_\_\_\_  
Shmuel Meir Shnitzer, as Vice President

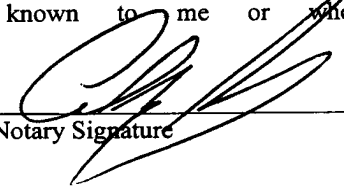
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2011, by Gilliam Salazar-Shnitzer, as President and Shmuel Meir Shnitzer, as Vice President of MGA GROUP INVESTMENTS CORP., A FLORIDA CORPORATION who are personally known to me or who has produced Driver License as identification.

SEAL

NOTARY PUBLIC-STATE OF FLORIDA  
 Anthony Rosenfield  
Commission # DD846013  
Expires: DEC. 16, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

My Commission Expires:

  
\_\_\_\_\_  
Notary Signature  
\_\_\_\_\_  
Printed Notary Signature

**UNANIMOUS RESOLUTION OF BOARD OF DIRECTORS AND  
STOCKHOLDERS OF MGA GROUP INVESTMENTS CORP., A FLORIDA  
CORPORATION**

WHEREAS, MGA GROUP INVESTMENTS CORP., A FLORIDA CORPORATION (“Corporation”), and

WHEREAS, the undersigned represents all members of the Board of Directors of the Corporation; and

WHEREAS, the Corporation intends to CONVEY four properties to the Shmuel Meir Shnitzer and Gillian Salazar-Shnitzer (hereinafter the “Properties”) for minimum stamps and more particularly described as follows:

**Lot 177, HAMMOCK LAKES, PHASE 1, according to the Plat thereof, as recorded in Plat Book 15, Pages 10, 10A through 10C, of the Public Records of Indian River County, Florida.**

**A/K/A: 5676 West 1<sup>st</sup> Square SW Vero Beach, Florida 32968**

**Condominium Unit. No. 2604, of MYSTIC POINTE CONDOMINIUM NO. THREE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 14377, Page 3717, of the Public Records of Miami-Dade County, Florida, together with an undivided share in the common elements appurtenant thereto.**

**A/K/A: 19101 Mystic Point Drive Apartment #2604, Aventura, Florida 33180**

**Unit No. 2707, of MYSTIC POINTE TOWER 500 CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 14931, Page 1890, of the Public Records of Miami-Dade County, Florida.**

**A/K/A: 3530 Mystic Point Drive Unit #2707 Aventura, Florida 33180**

**Unit No. PH 2, of MYSTIC POINTE TOWER 400 CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 14675, Page 955, of the Public Records of Miami-Dade County, Florida.**

**A/K/A: 3500 Mystic Point Drive Apt., #PH-2 Aventura, Florida 33180**

WHEREAS, the Corporation, through it’s Board of Directors, has the full authority pursuant to the By-Laws of the Corporation to CONVEY the Properties and to execute any documents related thereto for the purposes of CONVEYING the Properties.

NOW THEREFORE, be it resolved that

1. The Board of Directors of **MGA GROUP INVESTMENTS CORP., A FLORIDA CORPORATION** hereby appoints **GILLIAN SALAZAR-SHNITZER**, as President and **SHMUEL MEIR SHNITZER**, as Vice President of the Corporation to execute any and all documents necessary to CONVEY the properties.
2. That all the actions taken by **GILLIAN SALAZAR-SHNITZER**, as President and **SHMUEL MEIR SHNITZER**, as Vice President in connection with the above described CONVEYANCE of the Properties shall deemed to be actions of the Corporation and fully binding on the Corporation.

3. GILLIAN SALAZAR-SHNITZER, as President and SHMUEL MEIR SHNITZER, as Vice President are authorized to execute any and all documents as necessary and /or requested by the Title Company or Lawyer in order to CONVEY the properties.

The foregoing resolution was properly adopted by the Board of Directors this 19th day of September, 2011.

IN WITNESS WHEREOF, the undersigned has executed this Unanimous Resolution effective as of June, \_\_\_\_, 2011

Signed, sealed and delivered in our presence:

[Signature]  
Witness #1 Signature  
Anthony Rosenfield  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature  
ARIE RAM  
Witness #2 Printed Name

MGA GROUP INVESTMENTS CORP., A FLORIDA CORPORATION

[Signature]  
Gillian Salazar-Shnitzer, as President

[Signature]  
Shmuel Meir Shnitzer, as Vice President

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 19th day of September, 2011, by Gilliam Salazar-Shnitzer, as President and Shmuel Meir Shnitzer, as Vice President of MGA GROUP INVESTMENTS CORP., A FLORIDA CORPORATION who are personally known to me or who has produced Driver License as identification.

SEAL

NOTARY PUBLIC-STATE OF FLORIDA  
Anthony Rosenfield  
Commission # DD846013  
Expires: DEC. 16, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]  
Notary Signature

Printed Notary Signature

My Commission Expires: