

RECORD AND RETURN TO:

Name: JEFFREY PERLOW, Esquire
PERLOW KORNIK DOROT & BENSIMON
Address: 20295 N.E. 29th Place, Suite 201
Aventura, FL 33180

THIS INSTRUMENT PREPARED BY:

Name: GARY A. KORN, Esquire
LEOPOLD KORN, P.A.
Address: 18851 NE 29th Avenue, Suite 410
Aventura, FL 33180

Tax Folio No. 07-2216-026-0010

SPECIAL WARRANTY DEED

This Special Warranty Deed dated May 15, 2026 is executed by **BH-SG, LLC**, a Delaware limited liability company, whose mailing address is 2999 N.E. 191st Street, PH2, Aventura, Florida 33180 ("Grantor"), in favor of **DECKER CENTER MIAMI LLC**, a Florida limited liability company, whose mailing address is 19790 W . Dixie Highway, Suite 1201, Aventura, Florida 33180 ("Grantee").

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee and its successors and assigns forever, the following described parcel of real property (the "Property") situate, lying and being in Miami-Dade County, State of Florida:

All of Tract "A" of **WILLIAM LEHMAN SUB.**, according to the Plat thereof, as recorded in Plat Book 86, at Page 4, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO AND TOGETHER WITH, HOWEVER, THE FOLLOWING:

1. Real property taxes and assessments, for the year 2026 and for all subsequent years.
2. Zoning and other regulatory laws and ordinances affecting the Property.
3. Easements, reservations, restrictions, rights of way, and other matters of record, if any, without re-imposing the same.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property hereby conveyed in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under the Grantor but against no others.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed as of the day and year first above written.

R. Randolph

Witness

Robert Randolph

Printed Name of Witness

Address: 2999 NE 191st St, PH2
Aventura, FL 33180

BH-SG, LLC, a Delaware limited liability company

By: _____

[Signature]
YIZHAK TOLEDANO,
Authorized Signatory

Alex Tukul

Witness

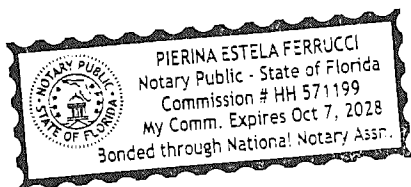
Alex Tukul

Printed Name of Witness

Address: 2999 NE 191st PH2
Aventura FL 33180

STATE OF FLORIDA)
) ss.:
COUNTY OF MIAMI-DADE)

The execution of the foregoing Special Warranty Deed was acknowledged before me this 5 day of May, 2026, by **YIZHAK TOLEDANO**, as Authorized Signatory on behalf of **BH-SG, LLC**, a Delaware limited liability company, by means of physical presence or online notarization, who is personally known to me or produced as identification.



[Signature]

Signature of Notary Public

Pierina Ferrucci

Printed Name of Notary Public