

To: NotaryCam Real Estate Support Team
Re: Agent File Number: 2025-750
Address: 8305 SW 72 Avenue, Unit 208-A, Miami, FL 33143
Seller Signers: Jaime A. Aguirre Guarderas and Marilu D. Martens Cortes
Closing Agent: Flamingo Title Services Inc.

This will confirm that we have approved the use of a Virginia Remote Online Notary to perform the closing of the above referenced transaction for foreign signatories, using another form of credential analysis other than Knowledge Based Authentication (KBA) as same is set forth in the applicable Florida statute.

This approval is on the condition that the Affidavit of Identity provided to our agent must be signed by a licensed professional who attends the closing via RON, and who can attest to the identity of the signer. Thank you.

Valerie J. Grandin, Esq.

Board Certified Real Estate Lawyer
Sr. Underwriting Counsel Florida and Vice President
Florida Bar Board Certified Real Estate Lawyer
c: 407.617.4842 | d: 321.710.4002
e: vgrandin@alliantnational.com
alliantnational.com | [Linkedin](#) | [#AllNatAdvantage](#)



**ALLIANT
NATIONAL**
TITLE INSURANCE COMPANY



Affidavit of Identity Regarding Remote Online Notarization

Before me, the undersigned authority, personally appeared Carolina Larco ("Affiant") who, being duly sworn according to law, deposes and says:

1. Affiant is a Real Estate Agent in the State of Florida who personally knows Jaime A. Aguirre Guarderas and Marilu D. Martens Cortes ("Signor").
2. Affiant observed the remote on-line notarization where, on June, 2025, Signor signed the transaction documents to close a real estate transaction on the property described as:

Unit No. 208-A, THE LEDGES CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 10120, Page 827, as amended, of the Public Records of Miami-Dade County, Florida, and together with an undivided interest in the common elements appurtenant thereto.

8305 SW 72 Ave., Unit 208-A, Miami, FL 33143

3. Affiant confirms that the person who signed the transaction documents was in fact Signor.
4. Affiant knows that this affidavit is being relied upon to close and insure a real estate transaction on the Property.
5. Under penalties of perjury, Affiant declares that Affiant has read this Affidavit and that the facts stated in it are true.

Carolina Larco

Printed name: Carolina Larco

State of Virginia
County of Shenandoah

Sworn to and subscribed before me by means of ___ physical presence or X online notarization, this 10th day of June, 2025, by Carolina Larco who is personally known to me or who has produced FL driver's license as identification.

(SEAL)

Notarized online using audio-video communication



Marsia Urdaneta

Notary Public
My Commission Expires: 02/29/2028

File No./Escrow No.: 2025-750
 Print Date & Time: 06/09/2025 2:50 PM
 Officer/Escrow Officer: Marcia Dukov
 Settlement Location: 12600 SW 120 Street
 Suite 110
 Miami FL 33186

Flamingo Title Services, Inc.
1143100
12600 SW 120 Street
Suite 110
Miami, FL 33186

Property Address: 8305 SW 72nd Ave, Unit 208-A, Miami, FL 33143
 Buyer: Josefina Amaris
 Seller: Jaime A. Aguirre Guarderas and Marilu D. Martens Cortes
 Lender:

 Settlement Date: June 10, 2025
 Disbursement Date: June 10, 2025
 Additional dates per state requirements:

| Description | Seller | |
|--|------------|------------|
| | Debit | Credit |
| Financial | | |
| Sale Price of Property | | 335,000.00 |
| Prorations/Adjustments | | |
| The Ledges Condominium Inc from 06/10/2025 to 06/30/2025 | | 365.59 |
| County taxes from 01/01/2025 to 06/10/2025 | 1,671.59 | |
| Loan Charges to | | |
| Other Loan Charges | | |
| Impounds | | |
| Title Charges & Escrow / Settlement Charges | | |
| Title - Title Search to Flamingo Title Services, Inc. | 150.00 | |
| Commission | | |
| Real Estate Commission 6,700.00 to La Rosa Realty Kendall, LLC | 6,700.00 | |
| Real Estate Commission 6,700.00 to Pol Realty Inc | 6,700.00 | |
| Government Recording and Transfer Charges | | |
| Deed Tax to State of Florida | 2,010.00 | |
| Payoff(s) | | |
| Shellpoint Mortgage Servicing | 125,157.08 | |

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Flamingo Title Services, Inc. to cause the funds to be disbursed in accordance with this statement.

Jaime A. Aguirre Guarderas

Jaime A. Aguirre Guarderas

Marilu D. Martens Cortes

Marilu D. Martens Cortes

Escrow Officer

Prepared by and return to:
Daylin Cepero
Flamingo Title Services, Inc.
12600 SW 120 Street
Suite 110
Miami, FL 33186
(305) 722-0533
File No.: 2025-750

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this 10th day of **June, 2025** by **Jaime A. Aguirre Guarderas and Marilu D. Martens Cortes, Husband and Wife**, hereinafter called the grantor, whose post office address is: **Manzanilla 195, Dpto 302, San Isidro, Lima PERU**

to: **Josefina Amaris, a single woman**, whose post office address is: **8305 SW 72nd Ave, Apt 208-A, Miami, FL 33143**, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Miami-Dade County, Florida**, viz:

Unit No. 208-A, THE LEDGES CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 10120, Page 827, as amended, of the Public Records of Miami-Dade County, Florida, and together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 30-4035-030-0180

The property described herein is not the primary residence/homestead of the grantor(s) or their spouse(s) or dependent children, if any. Further, the property is not contiguous to such persons' homestead.

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 12/31/2024, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

Carolina Larco

Witness
Printed Name: Carolina Larco
P.O. Address: 11250 SW 156th Place
Miami, FL 33196

Marsia Del Mar Urdaneta

Witness
Printed Name: Marsia Del Mar Urdaneta
P.O. Address: 9273 Travellers Ct.
New Market, VA 22844

Jaime A. Aguirre Guarderas

Jaime A. Aguirre Guarderas

Marilu D. Martens Cortes

Marilu D. Martens Cortes

State of Virginia
County of Shenandoah

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of June, 2025 by Jaime A. Aguirre Guarderas and Marilu D. Martens Cortes who are personally known or have produced Peruvian passport as identification.

[Seal]

Notarized online using audio-video communication



Marsia Del Mar Urdaneta

Notary Public
Print Name: Marsia Del Mar Urdaneta
My Commission Expires: 02/29/2028

**OWNER'S AFFIDAVIT
(INDIVIDUAL)**

THIS IS AN AFFIDAVIT MADE UNDER OATH. THE MAKING OF A FALSE STATEMENT WILL SUBJECT TO THE AFFIANT TO SEVERE CRIMINAL PENALTIES.

BEFORE ME, the undersigned authority, personally appeared Affiant, Jaime A. Aguirre Guarderas and Marilu D. Martens Cortes who being by me first duly sworn on oath, deposes and says:

1. Affiant is the owner of the following described property:

Unit No. 208-A, THE LEDGES CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 10120, Page 827, as amended, of the Public Records of Miami-Dade County, Florida, and together with an undivided interest in the common elements appurtenant thereto.
2. Affiant is in exclusive, full, complete and undisputed possession of the above described property and any personal property included therewith; there are no leases, options, claims, unpaid taxes, assessments or interest of any kind held thereon; title has not been transferred; and said property is free and clear of all liens, taxes, encumbrances, and claims of every kind, nature and description, except for real property taxes for the current year, and except as shown in Title Commitment.
3. There have been no improvements, alterations, or repairs to the above described property for which costs thereof remain unpaid; there are no claims for labor, material or services furnished or performed for repairing or improving the same which remain unpaid; there are no mechanics', materialmen's or laborers' Liens against the above described property; and no labor has been performed within the last 90 days which has not been paid in full in regards to said premises or personal property.
4. The personal property, if any, on said property, or contained in the buildings thereon, which is to be sold with the property or premises, is free and clear of all liens, encumbrances, claims or demands whatsoever.
5. No judgments or decrees have been entered in any Court of this State or of the United States of America against Affiant which remain unsatisfied or unpaid; there exist no funds due to the Internal Revenue Service which remain unpaid which may result in a lien against the above described real property; and Affiant is not a nonresident alien for United States Income Tax purposes and Affiant's Federal Tax Payer I.D. number (SS#) is as shown as below.
6. This affidavit is made for the purpose of inducing Josefina Amaris to purchase the above described property, inducing to accept the mortgage loan being given to purchase the above described property, and inducing Alliant National Title Insurance Company hereinafter, "Underwriter", to authorize Flamingo Title Services, Inc. hereinafter "Policy Issuing Agent", to issue Underwriter's Policies of Title Insurance insuring either the conveyance to the purchaser of the Lien of mortgage or both.
7. Affiant agrees to indemnify and hold Policy Issuing Agent and Underwriter harmless of and from all loss, cost, damage and expense of every kind, including attorneys' fees, which Policy Issuing Agent and Underwriter shall sustain or become liable for under its policy of title insurance not to be issued on account of or in reliance upon any statements made herein, including but not limited to, any matters that may be recorded between the effective date of the Commitment referenced above and the time of the recording the instrument described in said Commitment.

8. Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statement in an instrument of this nature. Affiant affirms he has read the foregoing affidavit and fully understands the facts contained herein. For the purposes of this affidavit, the use of the word "he" is intended and understood to mean all persons executing this affidavit be in "he", "she" or "they", and singular shall include plural, when indicated.

Further, Affiant sayeth naught.

Jaime A. Aguirre Guarderas

Jaime A. Aguirre Guarderas
SSN: 075-68-2077

Marilu D. Martens Cortes

Marilu D. Martens Cortes
SSN: 906-76-1106

State of Virginia
County of Shenandoah

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 10th day of June, 2025 by Jaime A. Aguirre Guarderas and Marilu D. Martens Cortes who are personally known or have produced ^{Peruvian passport} as identification.

[Seal]

Notarized online using audio-video communication



Marsia Del Mar Urdaneta

Notary Public

Print Name: Marsia Del Mar Urdaneta

My Commission Expires: 02/29/2028

ACKNOWLEDGMENTS AND COMPLIANCE AGREEMENT

FILE NO.: 2025-750

SETTLEMENT DATE: June 10, 2025

PROPERTY: 8305 SW 72nd Ave, Unit 208-A, Miami, FL 33143

SETTLEMENT AGENT: Flamingo Title Services, Inc.

1. **REFERENCE TO PARTIES:** In the event that this is a "Cash" transaction and no mortgage is involved, any references in this Closing Agreement to a Lender" shall not be applicable.
2. **SETTLEMENT STATEMENT:** The undersigned hereby certify that they have reviewed and executed the Settlement Statement for the sale and purchase and/or refinance of the above referenced property. The purchase price and other amounts itemized on the Closing Disclosure and other Settlement Statement are true and correct. However, in the event that an error has been made in compilation or statement of any such amounts, it is hereby agreed and warranted that, upon presentation of appropriate supporting documentation to evidence such error, the parties shall immediately execute any corrected or revised settlement statement and related settlement documents to accurately state the itemized settlement amounts, and the appropriate party shall make such supplemental payments, remittances or other payment adjustments as may be necessary to correspond with the corrected or revised settlement statement.
3. **TAX PRORATION:** Buyer and Seller acknowledged that if the current year's real estate tax bill was not issued and received by the Closing Agent, then the real estate taxes (and personal property taxes, if applicable) for the current year were prorated on the CD Settlement Statement based upon the prior year's taxes as required by the parties' contract. Buyer and Seller agree that upon receipt of the actual tax bill for the current year, and upon demand by either party, the taxes for the current year will be re-prorated, and Buyer and Seller will make any adjustments required by reason of that proration, provided that the contract between Buyer and Seller requires re-proration. **Closing Agent shall have no responsibility in connection with such adjustment or re-proration.**
4. **UTILITY SERVICES:** Buyer and Seller acknowledge that they are aware that final bills for utility services may be due after the date of closing. The Seller agrees to cancel all such utilities immediately after closing and to promptly pay Seller's final utility bills for services through the day of closing. Buyer acknowledges that it is Buyer's responsibility to promptly arrange to begin utility services in Buyer's name, since Seller will be canceling utility service as of the day of closing or immediately thereafter. Buyer and Seller acknowledge that bills for utilities and/or other services, which remain unpaid can become liens against the Property. Seller agrees to promptly pay such final bills, then Seller agrees to provide proof of final payment to Closing Agent within thirty (30) days after the date of closing. In the event that Seller fails to do so, Closing Agent shall be authorized to pay the full amount of the escrowed funds, if any, to the water and sewer department or such other utility department for which funds have been escrowed, and thereafter Seller shall be responsible for obtaining the utility deposit refund of any over payment. In addition, in the event the utility department requires the Buyer to pay the current balance on the account in order to open an account in the Buyer's name, the Buyer shall be authorized to do so, and upon promptly delivery to Closing Agent of proof of such payment, Closing Agent shall be authorized to reimburse Buyer for such payment from the escrowed funds, if any, withheld at closing for this purpose. By paying such final charges, Closing Agent does not assume responsibility for any such charges, and Buyer and Seller specifically agree the Closing Agent shall not be responsible for charges for water, sewer, gas, electricity, rent, personal property taxes, garbage taxes, licenses, and any special assessment not recorded in the Public Records, but that instead any discrepancy or deficiency in such charges shall be settled between Buyer and Seller directly. Buyer and Seller hereby release and hold Closing Agent harmless as to any such charges and as to any such adjustments that are due to one party or the other to correct such charges.
5. **COOPERATION:** Buyer and Seller shall fully cooperate and adjust for clerical mistakes, calculation errors, computer malfunction, printing error or similar errors by correcting, initialing, executing or re-executing any and all existing or additional closing documentation, as deemed necessary or desirable in the reasonable discretion of Lender or Closing Agent. The undersigned acknowledge that errors of the type described above may cause Lender to be unable to sell, convey, seek guaranty or market a mortgage loan, or may otherwise affect the ability of the Closing Agent to insure title to the Property, or may be required in order to correct mistakes in the calculations of money due or to be credited to one party or the other.

6. TAXING AND ZONING. Buyer and Seller acknowledge that each has been advised of and have had the opportunity to retain independent tax advice as to the tax consequences of this transaction, and that Buyer has had the opportunity to confirm the zoning and setback requirements of the Property, the permitted uses, whether or not permits were obtained for improvements to the Property, and the legality and proper completion of all improvements on the Property. Buyer also acknowledges having had the opportunity to inspect the physical condition of the Property, including the improvements thereon or adjacent thereto, if any. Buyer also acknowledges having had the opportunity to determine whether or not the Property is connected to a sewer system or whether it has a septic tank, or, having waived the right to make such determination, Buyer has accepted the Property with whichever system exists unless otherwise agreed to with Seller. Buyer also acknowledges having had the opportunity to determine whether or not the Property is connected to a public water system, or whether water is provided to the Property from a well, or having waived the right to make that determination. Buyer has accepted the Property with whichever type of water is provided to the Property unless otherwise agreed to with Seller.
7. IRS REPORTING AND DISTRIBUTION. Seller is responsible for reporting this transaction to the Internal Revenue Service unless Seller is not subject to reporting requirements. Seller warrants to Closing Agent that if Seller is an individual, Seller is not a non-resident alien for purposes of U.S. Income taxation, or if Seller is a corporation, partnership, trust or estate, Seller is not a foreign entity. The Foreign Investment in Real Property Tax Act of 1980 as amended by the Tax Reform Act of 1984 places special requirements for tax reporting and withholding on the parties to a real estate transaction where the transferor (seller) is a non-resident alien or non-domestic corporation or partnership or partnerships. It is understood and acknowledged by the undersigned that (a) Closing Agent will not take an active role in either the determination of non-alien status of the seller transferor or the withholding of any funds; and (b) Closing Agent makes no representations and (c) Buyer and Seller are seeking an attorney's, accountant's, or other tax specialists' opinion concerning the effect of this Act on this transaction and are not acting on the statements made or omitted by the Closing Agent.
8. TITLE INSURANCE: The undersigned are aware that title insurance does not protect the Buyer against the items listed below. The Seller herein acknowledges responsibility for any sums accruing under said items prior to the date of closing and Buyer acknowledges responsibility for said items accruing from and after the date of closing. Any sums due that are not shown on the settlement statement will be resolved between the Seller and Buyer themselves. Settlement Agent shall not be liable in any way to perform such reconciliation or for any amounts that may be due either party in connection therewith.
 - (a) Any unpaid utility bills;
 - (b) Any unpaid trash pickup or trash removal fees;
 - (c) Any unpaid personal property taxes;
 - (d) Any unpaid special assessment liens due the city or the county which are not recorded under Official Records Book and Page and/or Clerk's File Number in the county records where the subject property is located: and
 - (e) Any special assessments or maintenance liens due an association that are not recorded in county records where the subject property is located:
 - (f) **Any unpaid Water and Sewer bills.**
9. BOUNDARY SURVEY. In the case of single-family homes and townhomes, Buyer has been advised of the importance of securing a boundary survey of the Property. Lenders will also generally require a new boundary or as-built survey before closing. Buyer acknowledges that if a lender was not involved in this transaction, Buyer has the option to waive the survey requirement, however, Buyer understands that by waiving the survey requirement, Closing Agent is unable to determine the existence of encroachments, overlaps, boundary line disputes, and/or any other matters which would be disclosed by an accurate survey of the Property. If Buyer elects to purchase the Property without the benefit of a boundary survey, Closing Agent may require that Buyer execute a written waiver at closing, and a survey exception will be included in the Owner's Title Insurance.
10. MISCELLANEOUS. Seller and Buyer are used for singular and plural, as the context so requires or admits. This Closing Agreement is being provided as an inducement for Flamingo Title Services, Inc., to serve as the title insurance/settlement agent and for **Alliant National Title Insurance Company** to issue title insurance on the subject transaction. This document may be signed in counterparts, and faxed or scanned e-mail copies shall be deemed original for all intents and purposes.

Failure to comply with such requests may constitute default, and Settlement Agent may pursue its available remedies to compel a party in default to fulfill his, her or its obligations.

This agreement shall survive settlement.

SELLER(S):

Jaime A. Aguirre Guarderas
Jaime A. Aguirre Guarderas

Marilu D. Martens Cortes
Marilu D. Martens Cortes

STATE OF Virginia
COUNTY OF Shenandoah

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of June, 2025, by Jaime A. Aguirre Guarderas and Marilu D. Martens Cortes who is personally known to me or who has produced Peruvian passport as identification.

Notarized online using audio-video communication



Marsia Del Mar Urdaneta

Signature of Notary
Printed Name: Marsia Del Mar Urdaneta
My commission expires: 02/29/2028

BUYER(S):

Josefina Amaris

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of June, 2025, by Josefina Amaris who is personally known to me or who has produced _____ as identification.

Signature of Notary
Printed Name: _____
My commission expires _____



PROCEEDS INSTRUCTIONS

(Instructions and Agreement)

Order No. 2025-750
Date: June 10, 2025
Owner: Jaime A. Aguirre Guarderas and Marilu D. Martens Cortes
Property Address: 8305 SW 72nd Ave, Unit 208-A, Miami, FL 33143

We, the undersigned Owner(s), do hereby agree and instruct the escrow agent Flamingo Title Services, Inc to disburse the Seller's Net Proceeds in the following manner:

WIRE TRANSFER PROCEEDS: (Attach "voided" check)
Note: Escrow Agent does not agree to wire funds out unless the buyer and any lender deliver funds to close by wire transfer.
Note: Your bank may deduct an incoming wire transfer fee.

Customer Acct. Name (s): Jaime A. Aguirre and/or Marilu D. Martens
Account name must match owner's name
Address listed on account: 13318 SW 144th Terrace, Miami FL 33186
Bank name: Citibank
ABA Routing No.: ABA: 266086554 - Routing #067004764
Account No. 3195371836

OVERNIGHT CHECK:
Provide physical address for delivery (P. O. box numbers are not acceptable)

 PICK UP CHECK: _____

I/we hereby authorize and instruct Escrow Agent to disburse the proceeds in the manner described above.

Jaime A. Aguirre Guarderas
Jaime A. Aguirre Guarderas

Marilu D. Martens Cortes
Marilu D. Martens Cortes

State of Virginia
County of Shenandoah

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, 10th day of June, 2025 by Jaime A. Aguirre Guarderas and Marilu D. Martens Cortes who is personally known to me or who has produced Peruvian passport as identification.

Notarized online using audio-video communication



Marsia Del Mar Urdaneta
Signature of Notary
Printed Name Marsia Del Mar Urdaneta
My commission expires 02/29/2028

BILL OF SALE

This Bill of Sale, made on the **10th day of June, 2025**, between **Jaime A. Aguirre Guarderas and Marilu D. Martens Cortes, Husband and Wife** (“Transferor”), and **Josefina Amaris, a single woman** (“Transferee”).

Witnesseth, that Transferor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Transferor by Transferee, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Transferee the following goods and chattels, to wit:

all personal property and appliances, fixtures, window treatments and furnishings per sale and purchase contract

Said property being located at:

Unit No. 208-A, THE LEDGES CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 10120, Page 827, as amended, of the Public Records of Miami-Dade County, Florida, and together with an undivided interest in the common elements appurtenant thereto.

Also known as **8305 SW 72nd Ave, Unit 208-A, Miami, FL 33143**

Transferor covenants to Transferee that Transferor is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Transferor has good right to sell that property; and that Transferor will warrant and defend the sale of said property, goods and chattels unto the Transferee against the lawful claims and demands of all persons whomsoever.

“Transferor” and “Transferee” shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Transferor and Transferee whenever the context so requires or admits.

Jaime A. Aguirre Guarderas
Jaime A. Aguirre Guarderas

Marilu D. Martens Cortes
Marilu D. Martens Cortes

STATE OF Virginia
COUNTY OF Shenandoah

The foregoing instrument was acknowledged before me this 10th day of June, 2025 by **Jaime A. Aguirre Guarderas and Marilu D. Martens Cortes** who are personally known to me or have produced Peruvian passport as identification. By means of Online notarization.

Notarized online using audio-video communication



msu
Marsia Del Mar Urdaneta
Notary Public
Marsia Del Mar Urdaneta
Printed Notary Name