

EXHIBIT "B" SAMPLE SPECIAL WARRANTY DEED

This instrument prepared by and after
recording return to:
Miami Association of REALTORS®

Parcel I.D. No.

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated as of _____, 2021, between
MIAMI ASSOCIATION OF REALTORS, INC., a Florida not-for-profit corporation, with an
address of _____ ("Grantor") and
_____ a _____, with an address at
_____ ("Grantee").

Grantor, for and in consideration of the sum of \$10.00 and other good and valuable
consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and
conveys to Grantee the land situate, lying and being in Miami-Dade County, Florida, more
particularly described on Exhibit "A" ("Property").

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all
right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway,
opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way,
privileges, licenses, appurtenances and other rights and benefits belonging to, running with the
owner of, or in any way related to the Property.

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

SUBJECT TO: Taxes and assessments for the year 2021 and all subsequent years; all
applicable governmental, zoning and land use ordinances, restrictions and prohibitions and other
requirements imposed by governmental authority including but not limited to the Affordable
Housing Restrictive Covenant recorded of even date herewith; and

SUBJECT TO THE FOLLOWING RESTRICTION: This Property was developed
through Miami-Dade County's Infill Housing Initiative, governed by Article VII of the Miami-
Dade County Code, this home must remain affordable during the "Control Period." The Control
Period commences with the date of this deed and resets automatically every 20 years for a
maximum of 60 years. In the event Grantee wishes to sell or refinance the home during the

Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a "qualified household," as defined in Section 17-122(n) of the Miami-Dade County Code. However, should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from this restriction.

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor.

Grantor has executed this Deed as of the date indicated above.

Signed in the presence of:

GRANTOR:

**MIAMI ASSOCIATION OF REALTORS,
INC., a Florida not-for-profit corporation**

Witness: _____

Print Name: _____

By: _____

Name: Teresa King Kinney

Title: CEO

Witness: _____

Print Name: _____

(SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

This instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2021, by Teresa King Kinney, as CEO of MIAMI ASSOCIATION OF REALTORS, INC., a Florida not-for-profit corporation, on behalf of the company. **She** is personally known to me or has produced _____ as identification.

Notary Signature
Name: _____

Notary Public, State of Florida
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION