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RECORDED 09/19/2019 16:00:33
ANT 10.00
Doc Stamp 0.70
Palm Beach County, Florida
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Pgs 1965 - 1967 (3pgs)

Prepared By and Return To:

Alfred A. LaSorte, Esquire
SHUTTS & BOWEN LLP
525 Okeechobee Blvd., Suite 1100
West Palm Beach, Florida 33401

Property Appraisers Parcel Identification
(Folio) Number(s): 24-43-47-09-00-001-0030

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 2nd day of September, 2019, by HIGHLAND BEACH REAL ESTATE HOLDINGS, INC., a Florida corporation, whose mailing address is 4612 S. Ocean Boulevard, Highland Beach, Florida 33487 (the "Grantor") to HIGHLAND BEACH HOLDINGS, LP, a Delaware limited partnership, whose mailing address is 4612 S. Ocean Boulevard, Highland Beach, Florida 33487 (the "Grantee").

WITNESSETH THAT

Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to it in hand paid, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto Grantee forever, all the right, title, interest, claim, and demand which said Grantor has in and to the following described land, lying and being in the County of Palm Beach, State of Florida, to-wit:


SEE EXHIBIT "A" ATTACHED HERETO

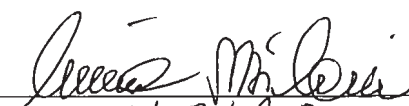
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit, and behoof of said Grantee, forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

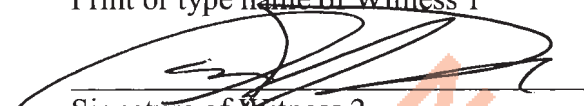
HIGHLAND BEACH REAL ESTATE
HOLDINGS, INC., a Florida corporation


Signature of Witness 1

BY: 
NAME: LUCIA MILANI
TITLE: President

LUCREZIA MILANI
Print or type name of Witness 1

[Corporate Seal]

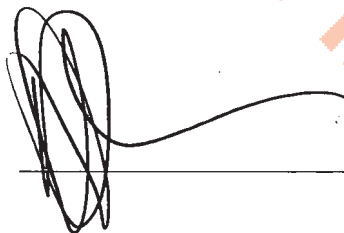

Signature of Witness 2

Cam Milani
Print or type name of Witness 2

~~CANADA~~
~~STATE OF FLORIDA~~)
~~PROVINCE OF ONTARIO~~) ss.:
~~COUNTY OF PALM BEACH~~)

The foregoing instrument was acknowledged before me this 2nd day of September, 2019, by Lucia Milani, as President of HIGHLAND BEACH REAL ESTATE HOLDINGS, INC., a Florida corporation, on its behalf, who is personally known to me or who has produced _____ as identification. PR.

OFFICIAL NOTARIAL SEAL:



(type, print, or stamp name)
Notary Public Domènec Rotundo
Commission No. _____

My Commission Expires: 11/20/20

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel lying, Section 9, Township 47 South, Range 43 East, Palm Beach County, Florida, being a portion of Trustees of the Internal Improvement Fund of the State of Florida, Deed no. 20455, Recorded in Official Record Book 27320, Page 1690, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the intersection of the North line of the South 867 feet of the North one-half of Government Lot 1, Section 9, Township 47 South, Range 43 East, Palm Beach County, Florida, with the West right of way line of State Road A-1-A, being a 100 foot wide right of way; thence S.89°44'30"W. (as a basis of bearing) along said North line of the South 867 feet of the North one-half of Government Lot 1, a distance of 126.63 feet to the West line of said Government Lot 1 and the Point of Beginning; thence continue S.89°44'30"W. along the westerly prolongation of the North line of the South 867 feet of the North one-half of Government Lot 1, a distance of 74.71 feet to the East line of that parcel described in Official Record Book 18739, Page 441, Public Records of Palm Beach County, Florida; thence S.11°00'00"W. along said East line, a distance of 62.33 feet; thence N.89°44'30"E. along the South line of the North 61.13 feet of the South 867 feet of the North one-half of Government Lot 1, a distance of 78.00 feet to the West line of Government Lot 1; thence N.08°00'00"E. along the West line of Government Lot 1, a distance of 61.77 feet to the Point of Beginning.

CERTIFIED COPY