



TOWN OF HIGHLAND BEACH

Building Department 3616 South Ocean Blvd., Highland Beach, Florida 33487
Website: www.highlandbeach.us Phone: 561-278-4540 Fax: 561-278-2606

AUTHORIZED AGENT AFFIDAVIT

We, Gunther K. Buerman and Margaretha Buerman, the Property owners, hereby grant authorization to Kristy E. Armada, Authorized Agent, to act in our behalf with the Town of Highland Beach Building Department while conducting activities related to a Unity of Title Application request.

We, Gunther K. Buerman and Margaretha Buerman, Property Owners, relieve the Town of Highland Beach of, and agree to hold the Town of Highland Beach Building Department harmless from any and all responsibility, claims or other actions arising from or related to the Department's acceptance of the above agent's signature for application-related activities. I further understand that it is my sole responsibility to grant and terminate any such authorization and to ensure that the Department receives timely notice of any such grant or termination.


Signature of Property Owner


Signature of Authorized Agent

PLEASE NOTE: BOTH SIGNATURES MUST BE NOTARIZED

Notary for Property Owner Signature:

State of Florida

County of Broward

The foregoing was acknowledged before me this 1st day of February, 2023, by Gunther K. Buerman and Margaretha Buerman, who are personally known to me, or who produced Photo ID - Drivers License(s) as identification.


Notary Public Signature

Hannah R. Hungate

Print, Type, or Stamp Name of Notary

Notary for Authorized Agent's Signature:

State of Florida

County of Broward

The foregoing was acknowledged before me this 1st day of February, 2023, by Kristy E. Armada, who is personally known to me, or who produced _____ as identification.


Notary Public Signature

Hannah R. Hungate

Print, Type, or Stamp Name of Notary



Prepared by and return to:
Nicole M. Villarroel, Esq.
Olive Judd, P.A.
2426 East Las Olas Boulevard
Fort Lauderdale, FL 33301
954-334-2250

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15 day of November, 2022 between Lotta Development LLC, a Florida limited liability company whose post office address is 4019 South Ocean Blvd., Highland Beach, FL 33487, Grantor, and Gunther K. Buerman and Margaretha Buerman, his wife whose post office address is 4019 South Ocean Blvd., Highland Beach, FL 33487, Grantee:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida** to-wit:

The South 100 feet of the North 2350 feet of Section 4, (measured at right angles to the North line thereof), Township 47 South, Range 43 East, lying East of the centerline of State Road A1A, the Right of Way of which road was conveyed to State of Florida by deed, recorded in Deed Book 578, Page 129, Public Records of Palm Beach County, Florida, which property is situated in the Town of Highland Beach, Palm Beach County, Florida. Also described as: The North 100 feet of the South 645 feet of Government Lot 5 of State Road 140 and also described as City Lot No. 49.

Parcel Identification Number: 24-43-47-04-00-005-0060

Grantor is wholly owned by Grantee and, pursuant to Crescent Miami Center v. FDOR, 903 So. 2d 913 (Fla. 2005), there is no exchange of consideration in this conveyance which would incur documentary stamp taxes. Further, there are no mortgages encumbering the above described property. No documentary stamp tax is due.

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 **December 31, 2022**.

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:

Estefany Collado
Witness Name: Estefany Collado
Nicole Villarroel
Witness Name: Nicole Villarroel

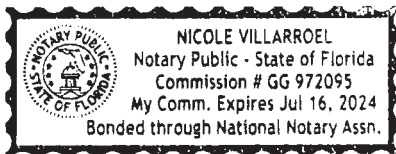
Lotta Development LLC, a Florida limited liability company

By: *Margaretha Buerman mgr.*
Margaretha Buerman, Manager

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☐ online notarization or ☒ physical presence this 15th day of November, 2022, by Margaretha Buerman, as Manager of Lotta Development LLC, a Florida limited liability company, on behalf of the limited liability company. She ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Nicole Villarroel
Notary Public

Printed Name: _____

My Commission Expires: _____



CFN 20080209812
OR BK 22678 PG 0306
RECORDED 06/04/2008 09:23:55
Palm Beach County, Florida
AMT 5,500,000.00
Doc Stamp 38,500.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0306 - 307; (2pgs)

Return to

This Instrument Prepared by:
William J. McPharlin
William J. McPharlin, PA
3015 N. Ocean Boulevard
Suite 122
Berkley South Building
Fort Lauderdale, FL 33308
Tel: (954) 566-8893

Tax Folio No. 24-43-47-04-00-005-0070

WARRANTY DEED

THIS WARRANTY DEED made the 29th day of MAY, 2008 by **TIBOR TOTTH and ANIKO TOTTH, his wife**, as "Grantor", whose mailing address is 991 Hillsboro Mile, Hillsboro Beach, FL 33062, to **GUNTHER K. BUERMAN and MARGARETHA BUERMAN, his wife**, as "Grantee", whose mailing address is 1186 Lake Road, Webster, NY 14580

WITNESSETH: That the Grantor, in consideration of the sum of Ten Dollars and 00/100 (\$10.00) 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 situate in Broward County, Florida, to-wit:

That part of the South 100 feet of the North 2450 feet of Section 4, (measured at right angles to the North line thereof) Township 47 South, Range 43 East, Palm Beach County, Florida, lying East of the Easterly right-of-way line of State Road 140, together with any right, title or interest of Grantor, if any, in and to land lying within the right-of-way of State Road 140 (A-1-A) to the center line thereof.

This conveyance is subject to the following:

- 1) Taxes for the year 2008 and subsequent years;
- 2) Zoning and/or restrictions and prohibitions imposed by governmental authority;
- 3) Restrictions, easements, declarations and other matters appearing on the plat and/or common to the subdivision; and
- 4) Public utility easements of record.

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

as otherwise mentioned herein.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

WITNESSES:

[Signature]
witness signature (as to Grantor)
William J. McPharlin
printed name
[Signature]
witness signature (as to Grantor)
Mari (Aniko) TOTH
printed name

[Signature]
Grantor Signature
TIBOR TOTTH
[Signature]
Grantor Signature
ANIKO TOTTH

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of MAY, 2008 by TIBOR TOTTH and ANIKO TOTTH, who are personally known to me or who produced Driver Licenses as identification.

[Signature]
NOTARY PUBLIC
My commission expires:

