

CFN 20220261805
OR BK 33644 PG 1964
RECORDED 06/17/2022 15:47:39
Palm Beach County, Florida
AMT 4,500,000.00
DEED DOC 31,500.00
Joseph Abruzzo
Clerk
Pgs 1964-1967; (4Pgs)

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Peter R. Ray, Esquire
Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen
712 US Highway One, Suite 400
North Palm Beach, FL 33408

Property Appraisers Parcel Identification (Folio)
Number: 36-43-42-20-01-123-0030

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$4,500,000.00. Florida Documentary Stamps in the amount of \$31,500.00 have been paid hereon.

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 6th day of June, 2022 by 1220 Lake Park Partners, LLC, a Florida limited liability company, as to fifty percent (50%) interest and Marie G. Bruno, a single woman, as to fifty percent (50%) interest, whose post office address is 2247 Palm Beach Lakes Boulevard, West Palm Beach, FL 33409, collectively herein called the Grantor, to JS 1220 10th Street, LLC, a Florida limited liability company, whose post office address is 701 US Highway One, Suite 402, North Palm Beach, FL 33408, hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$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 situate in PALM BEACH County, State of Florida, viz.:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Subject to covenants, restrictions and public utilities easements of record and taxes for the year 2022 and thereafter.

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 warrants the title to said land, subject to all matters above and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has hereunto set his hands and sealed the day and year first above written.

Signed, sealed and delivered in our presence:

**1220 Lake Park Partners, LLC, a Florida
limited liability company**

Harold Needle

Witness #1 Signature

HAROLD Needle

Witness #1 Printed Name

[Signature]

Witness #1 Signature

Kim O'Dea

Witness #1 Printed Name

By: Robert Needle
Robert Needle, Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was physically acknowledged before me this 6 day of June, 2022, by Robert Needle, as Manager of 1220 Lake Park Partners, LLC, a Florida limited liability company, on behalf of company. He is personally known to me or who has produced as identification.

SEAL

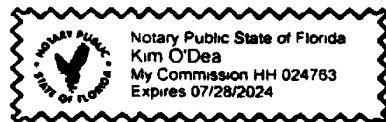
[Signature]

Notary Signature

Kim O'Dea

Printed Notary Signature

My Commission Expires:



Signed, sealed and delivered in the presence of:

Chantelle L Sims

Witness #1 Signature

Chantelle L Sims

Witness #1 Printed Name

Olga Butrovich

Witness #2 Signature

Olga Butrovich

Witness #2 Printed Name

STATE OF Missouri

COUNTY OF Platte

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
5 day of June, 2022 by Marie G. Bruno, who is personally known to me or has produced
GA, DL as identification.

SEAL

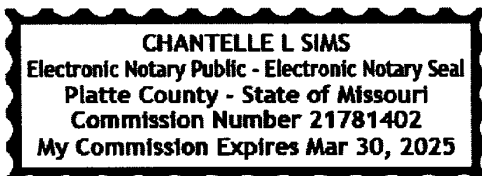
Chantelle L Sims

Notary Public

Chantelle L Sims

Printed Notary Name

My Commission Expires: 3/30/2025



Completed via Remote Online Notarization using 2 way Audio/Video technology.

File Number: 92903687

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

A part of Block 4-A, of Re-Plat of Block 4-A Kelsey City (now Lake Park), Florida, according to the Plat thereof recorded in Plat Book 11, Page 24, Public Records of Palm Beach County, Florida, said parcels being more particularly described as follows:

Beginning at the intersection of the Easterly line of said Block 4-A with a line parallel to and 1200 feet Northerly from measured at right angles to the South line of said Block 4-A, said parallel line being the North line of land conveyed by George Kinsman and wife, to Florida Power and Light Company by Deed dated October 15, 1958 and recorded in O.R. Book 254, Page 527, Public Records of Palm Beach County, Florida; thence Northerly along the Eastern line of said Block 4-A, a distance of 348.45 feet; thence Westerly parallel to the South line of said Block 4-A, a distance of 331.57 feet, more or less, to a point in the Westerly line of said Block 4-A; thence Southerly along the Western line of said Block 4-A, a distance of 348.53 feet, more or less, to a point in the North line of said Florida Power & Light Company land; thence Easterly along said North line of said Florida Power & Light Company Land, a distance of 331.39 feet, more or less, to the Point of Beginning.

PARCEL 2:

Beginning at the Northeasterly corner of the North 525.00 feet of the South 1200 feet of Block 4-A, according to the Re-Plat of Block 4-A, Kelsey City (now Lake Park), Florida, as recorded in Plat Book 11, Page 24, in and for the Public Records of Palm Beach County, Florida; thence Westerly along the North line of the North 525.00 feet of the South 1200.00 feet of said Block 4-A, a distance of 331.39 feet to a point on the Westerly line of said Block 4-A; thence Southerly, along said Westerly line, a distance of 82.94 feet to a point; thence Easterly, a distance of 308.91 feet to the Point of Beginning.