

This instrument prepared by:  
Robert I. MacLaren, II  
Attorney at Law  
Osborne & Osborne, P.A.  
Post Office Drawer 40  
Boca Raton, Florida 33429  
File Number: 21-29245  
Property Control Number: 38-43-44-21-15-053-0110

## **WARRANTY DEED**

(Statutory Form - Section 689.02, F.S.)

THIS INDENTURE, made as of the 30th day of November 2021, between **Mathews Brewing Company LLC, a Florida limited liability company**, Grantor\*, and **Yasmin Real Estate, LLC, a Florida limited liability company**, whose Post Office address is **1005 Lake Avenue, Lake Worth, FL 33460**, Grantee\*.

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars 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:

**Lots 11, 12, 13, 14, and 15, The Palm Beach Farms Company Plat No. 2, Lucerne Townsite (n/k/a Lake Worth), according to the map or plat thereof as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida.**

SUBJECT TO: all matters of record, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; assessments and taxes for the year 2022 and subsequent years, without seeking to reimpose any of same;

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the day and year first above written.

Signed, sealed and delivered in our presence:

**Mathews Brewing Company LLC, a  
Florida limited liability company**

*Kymberly D. Singleton*  
Witness Signature:  
**Kymberly D. Singleton**

Witness Printed Name:

*Robert I. MacLaren II*  
Witness Signature:

**ROBERT I. MACLAREN II**  
Witness Printed Name:

By: *David L. Mathews*  
David L. Mathews  
Its Manager

202 Palmetto Lane  
West Palm Beach, FL 33405

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization by David L. Mathews, as Manager of Mathews Brewing Company LLC, a Florida limited liability company, on behalf of said company,  who is personally known to me, or  who has produced \_\_\_\_\_ as identification, on this 30 day of November 2021.

*Kymberly D. Singleton*  
Notary Public

