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Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs 0287 - 288; (2pgs)

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Maura Ziska, Esq
Kochman & Ziska, PLC
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401

PCN: 50-43-43-26-01-002-0011

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 14th day of **April, 2021** by **456 South Ocean LLC**, a Florida limited liability company, whose post office address is **125 Worth Avenue, Suite 112, Palm Beach, Florida 33480**, herein called the Grantor, to **Guy Rabideau**, as Trustee of the **456 South Ocean Boulevard Trust** dated **March 24, 2021**, with full power and authority to protect, conserve, sell, convey, encumber and to otherwise manage and dispose of the below described Property pursuant to Florida Statutes, Section **689.043**, whose post office address is **456 South Ocean Boulevard, Unit 1, Palm Beach, Florida 33480**, 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)

WITNESSETH: That the Grantors, 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. ("Property"):

Unit 1: A parcel of land being a portion of Lots 1 & 2, Block 2, VILLA-MARINE, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Page 98, being more particularly described as follows:

COMMENCE at the Southwest corner of Lot 4, Block 2, according to said Plat; thence North 01 degrees 15'00" East, along the West line of Lots 2, 3 and 4, Block 2, according to said Plat, a distance of 167.30 feet to the POINT OF BEGINNING of the hereinafter described parcel; thence North 01 degrees 15'00" East, a distance of 42.71 feet to the Northwest corner of said Lot 2; thence North 90 degrees 00'00" East, along the North line of said Lot 2, a distance of 79.98 feet to a point on the West line of the East 70.00 feet of said Lot 1; thence North 01 degrees 15'00" East, along said West line, a distance of 70.00 feet to a point on the North line of said Lot 1; thence North 90 degrees 00'00" East, along said North line, a distance of 70.02 feet to the Northeast corner of said Lot 1; thence South 01 degrees 15'00" West, along the East line of said Lots 1 and 2, a distance of 115.98 feet to a point; thence North 88 degrees 45'00" West, a distance of 149.96 feet to the POINT OF BEGINNING.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2020.

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

Signed, sealed and delivered in the presence of:

Maura Ziska
Witness #1 Signature

MAURA ZISKA
Witness #1 Printed Name

[Signature]
Witness #2 Signature

William K Walski
Witness #2 Printed Name

456 South Ocean LLC, a Florida limited liability company

By: [Signature]
Robert N. Frisbie, its Manager

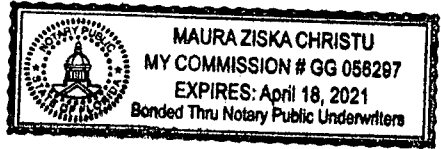
State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 14 day of April, 2021, by **Robert N. Frisbie, its Manager of 456 South Ocean LLC**, a Florida limited liability company and who has appeared by physical presence or online notarization and have produced _____ identification and did did not take an oath.

SEAL

Maura Ziska
Notary Public
My commission expires:

Printed Notary Name



Not a Certified Copy