

Prepared by:
JOSEPH M. BALOCCO, ESQ.
1323 SE Third Avenue
Fort Lauderdale, FL 33316

TRUSTEES' DISTRIBUTIVE DEED

THIS INDENTURE, made this 26th day of July, 2010, BETWEEN DAVID R. WELLENS and PAUL S. WELLENS, as CO-TRUSTEES of the PAUL S. WELLENS (GST NON-EXEMPT) TRUST, established under the Last Will and Testament of Irving Wellens, Deceased, whose post office address is: 616 Rosa Court, Palm Beach Gardens, of the County of Palm Beach, and State of Florida 33410, Grantor, and PAUL S. WELLENS, a married man, whose post office address is: 7944 Oaklawn Cove, Lake Worth, of the County of Palm Beach and State of Florida 33467, Grantee*,

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration 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 Broward County, Florida, to-wit:

An undivided sixty (60%) percent interest in and to the following described property:

See Exhibit "A" attached hereto

Tax Folio Nos. 18330-00-0173 and 18330-00-0170

Subject to: zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions easements and matters

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appearing on the plat or otherwise common to the subdivision; taxes for the year of closing and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

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

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:

PAUL S. WELLENS (GST NON-EXEMPT) TRUST

[Signature]
Witness Signature

William DW
Witness Printed Name

[Signature]
Witness Signature

Emily Lamson
Witness Printed Name

[Signature]
Witness Signature

Joe Babcock Jr.
Witness Printed Name

[Signature]
Witness Signature

Vicki Summers
Witness Printed Name

BY: [Signature]
DAVID R. WELLENS, Co-Trustee

BY: [Signature]
PAUL S. WELLENS, Co-Trustee

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EXHIBIT "A"

LEGAL DESCRIPTION

30-48-43

PT OF S1/2 OF SE1/4 OF NW1/4 OF NW1/4 LYING E OF ST RD.
LESS N 120 THEREOF & LESS (SEE ADDITIONAL LEGAL ON
TAX ROLL)

and

The North 120 feet (measured at right angles) of a portion of the South one-half of the Southeast one-quarter of the Northwest one-quarter of the NW one-quarter lying East of Federal Highway (U.S. Highway #1) subject to an ingress and egress easement over the South 10' thereof, and that portion of the South one-half of the Southeast one-quarter of Northwest one-quarter of the Northwest one-quarter, lying East of Federal Highway (U.S. Highway #1), less the North 120 feet thereof, and less the South 100 feet thereof, and less the property designated in O.R. Book 1285, Page 45, of the Public Records of Broward County, Florida for street right of way, and less the property identified as the Color Tile Plat as recorded in Plat Book 107, Page 38, of the Public Records of Broward County, Florida, all in Section 30, Township 48 South, Range 43 East.

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