

THIS INSTRUMENT WAS PREPARED BY:  
KATHLEEN M. MOLCHAN, ESQUIRE  
MEDALIE & MEDALIE, P.A.  
CUMBERLAND BUILDING, SUITE 301  
800 EAST BROWARD BOULEVARD  
FORT LAUDERDALE, FL 33301-2024

Tax Folio No. 4942-12-00-0070

### WARRANTY DEED

THIS INDENTURE, made this 18 day of Dec, 2024, Between **FEDERAL TOWER, INC., a Florida corporation**, whose mailing address is 1600 S. Federal Highway, 10<sup>th</sup> Floor, Pompano Beach, FL 33062, the "GRANTOR", and **1600 FEDERAL LLC, a Delaware limited liability company**, whose mailing address is 2999 N.E. 191<sup>st</sup> Street, Suite 907, Miami, FL 33180, the "GRANTEE".

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$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 Broward County, Florida, to-wit:

SEE EXHIBIT A attached hereto and made part hereof

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: real estate taxes and other taxes and assessments imposed by taxing authorities for the year ending December 31, 2023 and all subsequent years; restrictions, covenants, existing zoning ordinances, easements of public record, if any, which are specifically not extended or reimposed hereby and .

GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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.*

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KATHLEEN M. MOLCHAN, ESQUIRE • MEDALIE & MEDALIE, P.A.  
800 E. BROWARD BLVD., CUMBERLAND BLDG, SUITE 301, FORT LAUDERDALE, FL 33301-2024  
TELEPHONE (954) 522-5303 • FACSIMILE (954) 522-1527

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**PZ25- 16500003**  
**11/19/2025**

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**PZ25- 16500003**  
**12/17/2025**

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

Signed, sealed and delivered  
in the presence of:

FEDERAL TOWER, INC., a Florida corporation

*Michael Bauchard*  
Witness  
Print Name: Michael Bauchard

*Bette Lestranger*  
BETTE S. LESTRANGE, President and Director

Witness address: 2050 NE 54th St  
Fort Lauderdale, FL 33308

*Gloria Allegri*  
Witness  
Print Name: Gloria Allegri

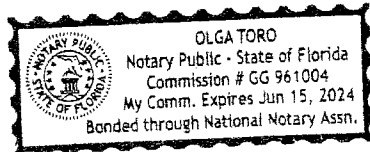
Witness address: 140 N. Compass  
Fort Lauderdale, FL 33308

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18 day of Jan, 2024, by Bette S. Lestranger, as President and Director of Federal Tower, Inc., a Florida corporation, who is ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification.

[SEAL]



*Olga Toro*  
Notary Public  
Print Name: Olga Toro  
My Commission Expires: \_\_\_\_\_

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## Exhibit A

A parcel of land in Section 12, Township 49 South, Range 42 East, being particularly described as follows:

Commence at the Northeast corner of said Section 12; thence South on an assumed bearing along the East line of said Section 12 for 335.97 feet to the Point of Beginning; thence continue South along said East line of Section 12 for 335.97 feet; thence North 89°52'38" West for 347.09 feet to the East Right-of-Way line of Federal Highway (U.S. #1); thence North 13°48'20" East along said East Right-of-Way line for 346.24 feet; thence South 89°46'54" East for 264.47 feet to the Point of Beginning. Said lands situated, lying and being in Broward County, Florida.

Parcel Identification Number: 494212000070

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**11/19/2025**

File Number: 23-0112 VeraFund

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**12/17/2025**

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