

Prepared by:

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Special Warranty Deed

This Special Warranty Deed made this 20 day of September, 2021 between appeared Pamela Hensley, a married woman in her dual capacity as Personal Representative of The Estate of John E. Murray, the Sole General Partner of JPM Limited Partnership, a Florida limited partnership, formerly known as JPM Investment Company, Ltd., a Florida limited partnership, whose post office address is 2895 N. Tivoli Road, Avon Park, FL 33825 grantor, and Frank Holdings LLC, a Florida limited liability company whose post office address is 929 SW 8th Street, Pompano Beach, FL 33069, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) 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

Parcel Identification Number: 494202-03-0870 (Parcel 1) and 494202-03-0880 (Parcel 2).

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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 hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

DRC

PZ25-12000032

09/03/2025

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Suzanne K Williams
Printed Name: Suzanne K Williams

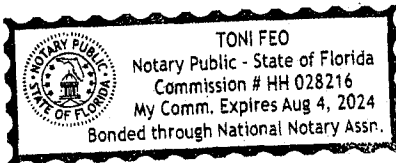
Deana Damiano
Printed Name: DEANA DAMIANO

By: Pamela Hensley
Pamela Hensley, Personal Representative of The Estate of John E. Murray, the Sole General Partner of JPM Limited Partnership, a Florida limited partnership, formerly known as JPM Investment Company, Ltd., a Florida limited partnership

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of September, 2021, Pamela Hensley, Personal Representative of The Estate of John E. Murray, the Sole General Partner of JPM Limited Partnership, a Florida limited partnership, formerly known as JPM Investment Company, Ltd., a Florida limited partnership, who is personally known to me or who has/have produced as identification.

[Notary Seal]



Toni FEO
Notary Public
Printed Name: Toni FEO
My Commission Expires: 8/4/2024

Exhibit "A"

Legal Description

Parcel 1

Lot 8, LESS THE FOLLOWING DESCRIBED PARCEL: Begin at the Southeast corner of said Lot 8; thence Northwesterly 160.03 feet to the Northeast corner of said Lot; thence South 88°19'02" West 5.77 feet; thence South 0°50'09" East 160.08 feet; thence North 88°16'42" East 9.35 feet to the Point of Beginning, in Block 11, of the AMENDED PLAT OF FAIRVIEW, as recorded in Plat Book 10, Page 25 of the Public Records of Broward County, Florida.

Parcel Identification Number: 494202-03-0870

and;

Parcel 2

Lots 9, 10 and 11, in Block 11 of AMENDED PLAT OF FAIRVIEW, according to the Plat thereof, as recorded in Plat Book 10, Page 25 of the Public Records of Broward County, Florida.

Parcel Identification Number: 494202-03-0880