

Prepared by:

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Consideration: \$5,700,000.00
Parcel Identification #49-43-06-01-0010
File Number: 622027
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of April, 2022 between PAUL A. COSENTINO and ANGEL N. GOKTURK a/k/a ANGELA N. GOKTURK, husband and wife whose post office address is 895 Hibiscus Street, Boca Raton, FL 33486, grantor, and BENJAMIN KLEIN and BATYA KLEIN, husband and wife whose post office address is 280 SE 28 Avenue, Pompano Beach, FL 33062, 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 of 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:

The Southerly 85 feet, as measured along the East boundary of Southeast 28th Avenue, as now in existence, of the following described land, to wit:

All that part of Lots 7, 8 and 9 of L.W. Marshall's Subdivision, according to the Plat thereof, recorded in Plat Book B, Page 28, of the Public Records of Miami-Dade County, Florida lying between Southeast 28th Avenue in the City of Pompano Beach, Florida, as said Avenue is shown on the Plat of Pompano Beach Estates recorded in Plat Book 29, Page 34, of the Public Records of Broward County, Florida, and the West line of the right of way of the Intracoastal Waterway, commonly known as the Florida East Coast Canal, excepting therefrom the North 100 feet of that part of said Lot 9 of L.W. Marshall's Subdivision lying between the East line of the County Road right of way and the West line of the right of way of the Intracoastal Waterway, heretofore conveyed to the Trustees of the Diocese of South Florida, a corporation by the Warranty Deed recorded in Deed Book 717, Page 139, of the Public Records of Broward County, Florida.

Parcel Identification Number: 49-43-06-01-0010

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.

AAC

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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:

Michael J. Snyder
Witness Name: MICHAEL J. SNYDER

Maria R. Tillit
Witness Name: Maria R. Tillit

Michael J. Snyder
Witness Name: MICHAEL J. SNYDER

Maria R. Tillit
Witness Name: Maria R. Tillit

Paul A. Cosentino (Seal)
PAUL A. COSENTINO

Angel N. Gokturk (Seal)
ANGEL N. GOKTURK
a/k/a ANGELA N. GOKTURK

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of April, 2022 by PAUL A. COSENTINO and ANGEL N. GOKTURK a/k/a ANGELA N. GOKTURK, husband and wife, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Maria R. Tillit
Notary Public Maria R. Tillit
Printed Name: _____
My Commission Expires: 03/18/2023

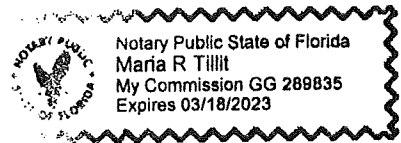
AAC

State of Florida

County of Broward

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[Notary Seal]



Maria R. Tillit

Notary Public

Maria R. Tillit

Printed Name: _____

My Commission Expires: 03/18/2023

AAC