

This Document Prepared by:

Gary Silberman, Esq.
Law Offices of Gary Silberman, P.A.
2665 S. Bayshore Drive, Suite 725
Coconut Grove, FL 33133
GSPA 19217

Return to:

Law Offices of Becker & Poliakoff, P.A.
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301

Parcel Identification No.: 4942 01 01 0010 and
4942 01 00 0311

WARRANTY DEED

THIS WARRANTY DEED, made this 21st day of NOVEMBER, 2019, between **PB7 LLC, a Florida limited liability company**, hereinafter called the **Grantor**, having an address at 1982 Schooner Lane, Weston, FL 33327, and **ATLANTIC ESTATES, LLC, a Florida limited liability company**, having an address at c/o Scott A. Marcus, Esq., Becker & Poliakoff, P.A., 1 E. Broward Blvd., Suite 1800, Fort Lauderdale, FL 33301, hereinafter called the **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:

Lots 1 and 2, Cassel's Addition to the Town of Pompano, a Subdivision of Pompano Beach, Florida, and recorded in Plat Book 1, Page 118, of the Public Records of Palm Beach County, Florida, Less the North 50 feet for road frontage and Less C & SFFCD R/W and all that part of the South 1/2 of the NE 1/4 of Government Lot 4 in Section 1, Township 49 South, Range 42 East, lying and being North of a line which is 85 feet North of and parallel to the existing bulkhead which lies on the North line of Blocks 3 and 4, Garden Isles Section 1, according to the Plat thereof, recorded in Plat Book 46, Page 30, of the Public Records of Broward County, Florida, and lying and being South of Lot 2 of Cassel's Addition to the Town of Pompano, according to the Plat thereof, recorded in Plat Book 1, Page 118, of the Public Records of Palm Beach County, Florida.

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4/21/2021

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1/6/2021

ALL LESS

That part of Lot 1 of Cassel's Addition to the Town of Pompano, Florida, according to the Plat thereof, recorded in Plat Book 1, Page 118, of the Public Records of Palm Beach County, Florida, said part being more particularly described as follows:

Commence at the Southwest corner of Lot 8, according to the Plat of Rustic Bridge Park, as recorded in Plat Book 5, Page 96, of the Public Records of Palm Beach County, Florida; thence North 01 degrees 00 minutes 05 seconds West along the East line of SE 3rd Ave., a distance of 165.00 feet to a point on the Southerly existing right-of-way line of Atlantic Blvd.; thence North 89 degrees 00 minutes 24 seconds East along said Southerly existing right-of-way for Atlantic Blvd. a distance of 134.50 feet the Northwest corner of said Lot 1 and the Point of Beginning; thence continue North 89 degrees 00 minutes 24 seconds East, a distance of 82.42 feet; thence South 00 degrees 59 minutes 36 seconds East, a distance of 0.80 feet to intersect with a curve concave Southerly, having a radius of 5367.47 feet and a chord bearing South 87 degrees 26 minutes 02 seconds West; thence Westerly along said curve an arc distance of 82.46 feet through a central angle of 00 degrees 52 minutes 49 seconds, to a point on the West line of said Lot 1; thence along said West line North 01 degrees 00 minutes 05 seconds West, a distance of 3.06 feet to Point of Beginning.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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

PB7 LLC, a Florida limited liability company

Miguel Puerto Perez .
Witness No. 1 Signature

Guillermo Paniza
By: GUILLERMO PANIZA, Manager

Pam Miguel Puerto Perez
Witness No. 1 Printed name above

[Signature]
Witness No. 2 Signature

EMILIANO ANTONIO LAMPA MARTINEZ
Witness No. 2 Printed name above

COUNTRY OF COLOMBIA)

Republic Of Colombia }
City Of Barranquilla } ss
Consular Agency Of The }
United States Of America }

U.S. CONSULATE AND/OR U.S. EMBASSY)

The foregoing instrument was acknowledged before me this 12th day of November, 2019 by GUILLERMO PANIZA, as Manager of PB7 LLC, a Florida limited liability company, on behalf of said company, who is () personally known to me or (☒) who has produced his Florida driver's license as identification.

[Signature]
Notary Public at Large
Jill L. Coronado
Consular Agent
U.S. Consular Agency
Barranquilla



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MERCEDES HURTADO
Commission # GG 148887
Expires October 5, 2021
Bonded Thru Budget Notary Services