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Sharon R. Bock, CLERK & COMPTROLLER
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Prepared by and return to:

Gregory S. Gefen, PA
3010 N. Military Trail #210
Boca Raton, FL 33431
File Number: U13-412

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Warranty Deed

This Warranty Deed made this 18 day of April, 2013 between Ted Bernstein, individually and as Successor Trustee of the Shirley Bernstein Trust Agreement dated May 20, 2008 whose post office address is 7020 Lions Head Lane, Boca Raton, FL 33496, grantor, and G. Wesley Voorheis whose post office address is 333 Bay St., #910, Toronto, Ontario, Canada M5H 2R2, 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 Palm Beach County, Florida to-wit:

Condominium Apartment Unit C-5 of the Center Building of ARAGON, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 8921, Page 1267, and all exhibits and amendments thereof, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 06-43-47-32-38-002-0035

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.

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. Grantor's residence and homestead address is: 7020 Lions Head Lane, Boca Raton, FL 33496.

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, 2012.

CONTINUED ON NEXT PAGE

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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:

Barbara Quinn
Witness Name: Barbara Quinn

Ted Bernstein
Ted Bernstein, Successor Trustee

Gray Scott
Witness Name: Gray Scott

State of Florida
County of Palm Beach

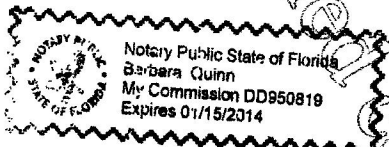
The foregoing instrument was acknowledged before me this 17 day of April, 2013 by Ted Bernstein, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Barbara Quinn
Notary Public

Printed Name: _____

My Commission Expires: _____



CERTIFICATE OF APPROVAL

THE ARAGON CONDOMINIUM ASSOCIATION OF BOCA RATON, INC.
APPROVAL OF UNIT TRANSFER

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared JAMES McGEE, President of The Aragon Condominium Association of Boca Raton, Inc., whose post office address is 2494 S. Ocean Blvd., TH-F, Boca Raton, FL 33432 and that said The Aragon Condominium Association of Boca Raton, Inc., by and through its Board of Directors, hereby certifies its approval for Wesley George T. Voorheis, to acquire title to the following described condominium property, to wit:

UNITS C-5

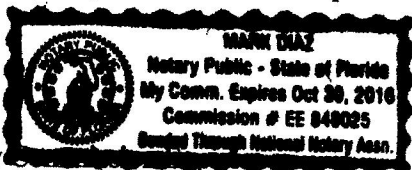
This approval is granted for the above named person(s) only, and is conditioned on the representation that no other person, spouse not named above, relative, partnership, corporation, trust, or other entity, other than a mortgagee, will now or in the future acquire any interest in the aforementioned unit. Further, this approval is based upon the information furnished by the above named person(s) and assumed full, complete and accurate disclosure of that information.

IN WITNESS WHEREOF, the said Aragon Condominium Association of Boca Raton, Inc., has caused this instrument to be executed in its name, by its officer duly authorized this 16th day of APRIL, 2013

The Aragon Condominium Association of Boca Raton, Inc.

By: [Signature]
JAMES McGEE
President

The foregoing instrument was sworn to and subscribed before me this 16th day of APRIL, 2013, by James McGee, President of Aragon Condominium Association of Boca Raton, Inc., on behalf of the corporation. He is personally known to me.



[Signature]
MARK DIAZ
Notary Public
Commission # _____

My _____

This instrument prepared by: Mark Diaz, 2494 S. Ocean Blvd., Boca Raton, FL 33432