



CFN 20080241510
 OR BK 22723 PG 0689
 RECORDED 06/26/2008 09:06:17
 Palm Beach County, Florida
 AMT 360,000.00
 Doc Stamp 2,520.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0689 - 690; (2pgs)

Prepared by and return to:
 John M. Cappeller, Jr.

Florida Title & Closing Co.
 350 Camino Gardens Blvd. Suite 303
 Boca Raton, FL 33432
 561-392-3636
 File Number FT08-087
 Will Call No. 159

Parcel Identification No. 06-42-47-10-02-007-0680

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18th day of June, 2008 between **Walter E. Sahn and Patricia Sahn, his wife** whose post office address is **8230 SE 17th Winterthur Loop, The Villages, FL 32162** of the County of **Marion, State of Florida**, grantor*, and **Bernstein Family Realty, LLC, a Florida limited liability company** whose post office address is **950 Peninsula Corporate Circle, Suite 3010, Boca Raton, FL 33431** of the County of **Palm Beach, State of Florida**, grantee*,

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:

Lot 68, Block G, BOCA MADERA UNIT 2, according to the Plat thereof, recorded in Plat Book 32, Pages 59 AND 60, of the Public Records of Palm Beach County, Florida.

Subject to restrictions, reservations and easements of record and taxes for the year 2008 and thereafter

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

[Signature]
Witness Name: Patricia Lawrence
[Signature]
Witness Name: Deborah Sumter

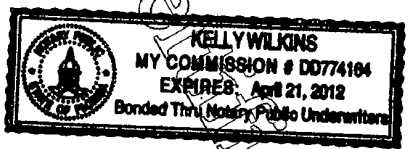
x [Signature] (Seal)
Walter E. Sahn

x [Signature] (Seal)
Patricia Sahn

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 18 day of June, 2008 by Walter E. Sahn and Patricia Sahn, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Kelly Wilkins
My Commission Expires: 4-21-12