



Gary R. Nikolits, CFA  
**Property Appraiser**  
 Palm Beach County

Homestead Exemption

E-file



Location Address 2494 S OCEAN BLVD C5  
 Municipality BOCA RATON  
 Parcel Control Number 06-43-47-32-38-002-0035  
 Subdivision ARAGON COND DECL FILED 9-18-95 IN OR8921P1267  
 Official Records Book 26000 Page 1029  
 Sale Date APR-2013  
**Legal Description** ARAGON COND UNIT C-5 BLDG SOUTH

**Owners**

VOORHEIS G WESLEY

**Mailing address**

333 BAY ST # 910  
 TORONTO ON M5H 2R2 CANADA

Sales Date	Price	OR Book / Page	Sale Type	Owner
APR-2013	\$1,600,000	26000 / 1029	WARRANTY DEED	VOORHEIS G WESLEY
MAY-2008	\$10	22668 / 0446	QUIT CLAIM	BERNSTEIN SHIRLEY TRUST
JUN-2004	\$1,600,000	17248 / 1096	WARRANTY DEED	BERNSTEIN SIMON &

No Exemption Information Available.

Number of Units 1 \*Total Square Feet 3764 Acres  
 Use Code 0400 - CONDOMINIUM Zoning -

Tax Year	2013	2012	2011
Improvement Value	\$1,600,000	\$1,175,000	\$1,025,000
Land Value	\$0	\$0	\$0
Total Market Value	\$1,600,000	\$1,175,000	\$1,025,000

All values are as of January 1st each year

Tax Year	2013	2012	2011
Assessed Value	\$1,240,250	\$1,127,500	\$1,025,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,240,250	\$1,127,500	\$1,025,000

Tax Year	2013	2012	2011
Ad Valorem	\$26,901	\$22,699	\$20,535
Non Ad Valorem	\$185	\$184	\$179
Total tax	\$27,086	\$22,883	\$20,714



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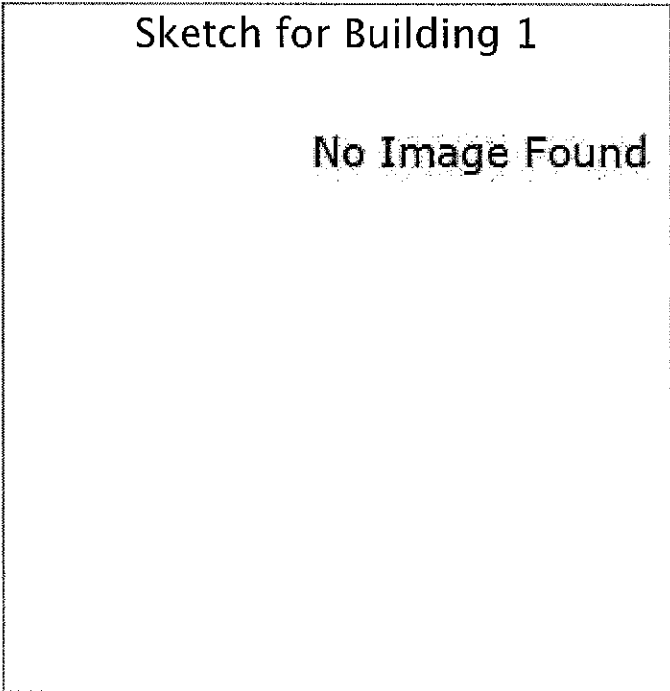
Homestead Exemption **E-file**



Owner Name: VOORHEIS G WESLEY  
 Parcel Control Number: 06-43-47-32-38-002-0035  
 Location Address: 2494 S OCEAN BLVD C5

**Structural Element for Building 1**

1. Name ARAGON CONDO
2. AREA 3764
3. YEAR BUILT 1995
4. No of BEDROOM(s) 3
5. No of BATH(s) 3
6. No of HALF BATH (s) 1



**Subarea and Sq. Footage for Building 1**

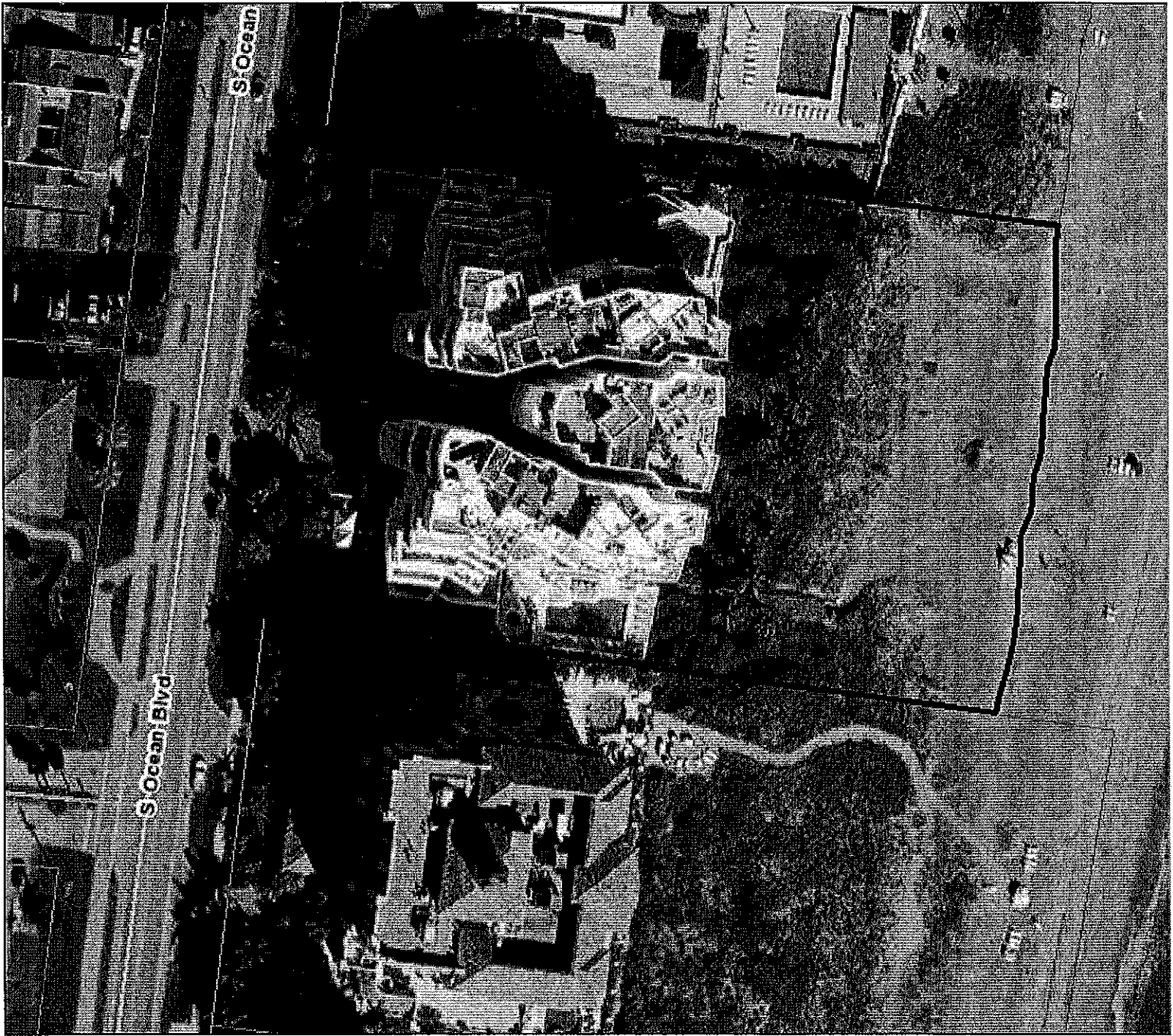
No.	Code Description	Sq. Footage
No Data Found.		

**Extra Feature**

Description	Year Built	Units
No Extra Feature Available		

**Land Details**

Land Line #	Description	Zoning	Front	Depth	Acres
No Detail Land Information Available					



created by: PBC Property Appraiser

06434732380020035

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CFN 20130203629  
 OR BK 26000 PG 1029  
 RECORDED 05/06/2013 10:57:41  
 Palm Beach County, Florida  
 AMT 1,600,000.00  
 Doc Stamp 11,200.00  
 Sharon R. Bock, CLERK & COMPTROLLER  
 Pgs 1029 - 1031; (3pgs)

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

DoubleTimes

**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

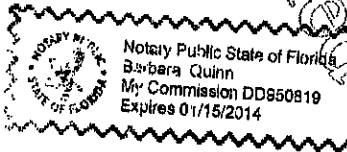
The foregoing instrument was acknowledged before me this 17 day of April, 2013 by Ted Bernstein, who  is personally known or  has produced a driver's license as identification.

[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

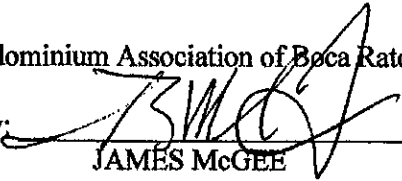
BEFORE ME, the undersigned authority, personally appeared JAMES McGEE, President of The Aragon Condominium Association of Boca Raton, Inc., whose post office address is 2494 S. Ocean Blvd., TH-F, Boca Raton, FL 33432 and that said The Aragon Condominium Association of Boca Raton, Inc., by and through 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.

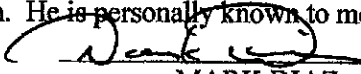
IN WITNESS WHEREOF, the said Aragon Condominium Association of Boca Raton, Inc., has caused this instrument to be executed in its name, by its officer duly authorized this **16th** day of **APRIL**, 2013

The Aragon Condominium Association of Boca Raton, Inc.

By:   
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.

My  My

  
MARK DIAZ  
Notary Public  
Commission # \_\_\_\_\_

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



CFN 20080203511  
 OR BK 22668 PG 0446  
 RECORDED 05/30/2008 09:05:38  
 Palm Beach County, Florida  
 AMT 10.00  
 Doc Stamp 0.70  
 Sharon R. Bock, CLERK & COMPTROLLER  
 Pgs 0446 - 447; (2pgs)

PREPARED BY AND RETURN TO:  
 Robert L. Spallina, Esquire  
 Tescher & Spallina, P.A.  
 2101 Corporate Blvd, Suite 107  
 Boca Raton, Florida 33431  
 Telephone: 561-998-7847

Parcel Control No. 06-43-47-32-38-002-0035

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED, is made this 20 day of May, 2008, between SIMON BERNSTEIN and SHIRLEY BERNSTEIN, a married couple, as Grantors, and SHIRLEY BERNSTEIN, Trustee of the SHIRLEY BERNSTEIN TRUST AGREEMENT dated May 20, 2008, whose mailing address is 7020 Lions Head Lane, Boca Raton, Florida 33498, as Grantee.

(WHEREVER used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of such individuals, and the successors and assigns of corporations.)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim to Grantee and Grantee's heirs and assigns forever, the following described real property situated, lying and being in Palm Beach County, Florida, to-wit:

Condominium Parcel Number C5 of the Center Building of ARAGON CONDOMINIUM according to the Declaration of Condominium thereof recorded in Official Records Book 8921, Page 1267 of the Public Records of Palm Beach County, Florida.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2008 and subsequent years.
2. Conditions, restrictions, limitations, dedications, reservations, existing zoning ordinances, and easements of record including, but not limited to, water, sewer, gas, electric and other utility agreements of record.

Grantor hereby certifies that said property is not the grantor's homestead and that grantor resides elsewhere.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

=====

In WITNESS WHEREOF, Grantor has set Grantor's hand and seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
 \_\_\_\_\_  
 (Print Name)

*[Signature]*  
 \_\_\_\_\_  
 (Print Name)

TRACI KEATON  
 \_\_\_\_\_  
 (Print Name)

*[Signature]*  
 \_\_\_\_\_  
 (Print Name)

*[Signature]*  
 \_\_\_\_\_  
 (Print Name)

TRACI KEATON  
 \_\_\_\_\_  
 (Print Name)

*[Signature]*  
 \_\_\_\_\_  
 SHIRLEY BERNSTEIN, individually  
 Address: 7020 Lions Head Lane  
 Boca Raton, FL 33498

*[Signature]*  
 \_\_\_\_\_  
 SIMON BERNSTEIN, individually  
 Address: 7020 Lions Head Lane  
 Boca Raton, FL 33498

STATE OF FLORIDA        )  
                                   )  
 COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 20 day of May, 2008, by SHIRLEY BERNSTEIN and SIMON BERNSTEIN, who  are personally known to me; or  produced the following identification \_\_\_\_\_.

NOTARY PUBLIC, STATE OF FLORIDA  
 Kimberly Moran  
 Commission # DD766470  
 Expires: APR. 28, 2012  
 BONDED THRU ATLANTIC BONDING CO., INC.

*[Signature]*  
 \_\_\_\_\_  
 Signature of Notary Public, State of Florida

\_\_\_\_\_  
 (Print, Type or Stamp Commissioned Name of Notary Public)



TO: Recorder's Office  
Palm Beach County Clerk of Courts  
205 North Dixie, Room 4.25  
P.O. Box 4177  
West Palm Beach, FL 33402



CFN 20040405688  
OR BK 17248 PG 1096  
RECORDED 07/13/2004 11:32:35  
Palm Beach County, Florida  
AMT 1,600,000.00  
Doc Stamp 11,200.00  
Dorothy H Wilken, Clerk of Court

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Alan J. Werksman, Esquire  
160 S.W. 12th Avenue, Suite 101B  
Deerfield Beach, Florida 33442  
Parcel Identification (Folio) Numbers: 06-43-47-32-38-002-0035

TRIPLE  
10/13/04

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**THIS WARRANTY DEED**, made the 30th day of June, 2004 by 2500 Developers Inc., herein called the Grantor, to Simon Bernstein and Shirley L. Bernstein, his wife, whose post office address is 7020 Lions Head Lane, Boca Raton, Florida 33496, hereinafter called the Grantee:

*(Wherever 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)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, leases, releases, conveys and confirms unto the Grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

Condominium Parcel Number C5 of the Center Building of ARAGON CONDOMINIUM according to the Declaration of Condominium thereof recorded in Official Records Book 8921, Page 1267 of the Public Records of Palm Beach County, Florida

Property Address: 2494 South Ocean Boulevard, Unit C5, Boca Raton, FL 33432

**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, and hereby 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, 2003.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature  
ALAN J. WERKSMAN  
Witness #1 Printed Name

2500 Developers Inc., a Florida corporation  
  
By: James H. Cohen, Vice-President  
321 E. Hillsboro Blvd., Deerfield, Florida 33441

Witness #2 Signature  
Tara M. Heller  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30th day of June, 2004 by James H. Cohen, Vice President of 2500 Developers Inc. who is personally known to me.

Notary Public

Tara M. Heller  
My Commission DD108396  
Expires July 08, 2006

PREPARED BY AND RETURN TO:  
Alan J. Werksman, Esquire  
160 S.W. 12th Avenue Suite 101B  
Deerfield Beach, Florida 33442

**ASSIGNMENT OF PARKING AND STORAGE SPACES**

2500 DEVELOPERS, INC., a Florida corporation as Assignor for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, does hereby assign, transfer and convey to SIMON BERNSTEIN AND SHIRLEY L. BERNSTEIN, as Assignee, Parking Spaces #63 and #81, and Storage Space #47, the same being part of ARAGON, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 8921, Page 1267, of the Public Records of Palm Beach County, Florida.

Such Parking Spaces and Storage Space shall be and remain appurtenant to Unit C5 of the referenced Condominium.

TO HAVE AND TO HOLD the same unto the Assignee, its heirs, legal representatives, successors and assigns forever.

IN WITNESS WHEREOF the Assignor has caused these presents to be executed this 30<sup>th</sup> day of June, 2004.

Signed, sealed and delivered in our Presence:

2500 DEVELOPERS, INC.,  
a Florida corporation

By James H. Cohen  
James H. Cohen, Vice President

(CORPORATE SEAL)

WITNESS

Alan J. Werksman  
PRINTED NAME


WITNESS

Tara M. Heller  
PRINTED NAME

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2004, by James H. Cohen, Vice President of 2500 DEVELOPERS, INC., a Florida corporation; and who is personally known to me and who did take an oath.

Tara M. Heller  
NOTARY PUBLIC, STATE OF FLORIDA

 Tara M. Heller  
My Commission DD108306  
Expires July 09, 2006