

Prepared by and return to:
Shannon Sammons
The Closing Agent, LLC
11 N. Summerlin Ave., Ste. 100
Orlando, FL 32801

File Number: 1511040

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 15th day of January, 2016, between Ted S. Bernstein, a married man, individually and as Successor Trustee of The Shirley Bernstein Trust Agreement dated May 20, 2008, whose post office address is 880 Berkeley Street, Boca Raton, FL 33487, grantor, and Lions Head Land Trust, Inc, as Trustee of the Lions Head Land Trust dated January 15, 2016, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statute §689.071, whose post office address is 1540 Glenway Drive, Tallahassee, FL 32304, 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 the Palm Beach County, Florida, to-wit:

Lot 781, St. Andrews Country Club (A.P.U.D.) Plat No.14, according to the plat thereof recorded at Plat Book 57, Page 132 through 135, in the Public Records of Palm Beach County, Florida.

*CERTIFICATE OF COMPLIANCE ATTACHED HERETO

Parcel Identification Number: 00-42-46-33-11-000-7810

This property is not the homestead nor contiguous to the homestead property of the Grantor as defined by the Florida Constitution.

Full power and authority is hereby granted to said Trustee pursuant to Section 689.071, Florida Statutes, to improve, subdivide, protect, conserve, sell, lease, encumber, mortgage, and otherwise manage and dispose of said property or any part thereof. In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof conveyed, contracted to be sold, leased, or mortgaged by said Trustee, be obliged to see the application of any purchase money, rent or money borrowed, or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement.

SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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, 2015.

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:

The Shirley Bernstein Trust Agreement dated May 20, 2008

This is Not a Certified Copy

Witness Name: ALAN ROSE

Witness Name: ANA PAULA FREITAS

Ted S. Bernstein
Ted S. Bernstein, As Successor Trustee

State of FLORIDA
County of DALM BEACH

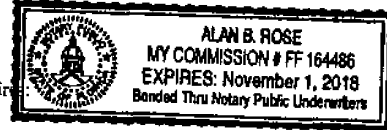
The foregoing instrument was acknowledged before me this 15th day of January, 2016 by Ted S. Bernstein, As Successor Trustee of THE SHIRLEY BERNSTEIN TRUST AGREEMENT DATED MAY 20, 2008, who () is personally known to me or () has produced Driver's License as identification.

Certified copy

Notary Public

Printed Name:

My Commission Expires:



TB

**CERTIFICATE OF COMPLIANCE w/Country Club Membership Requirements
in the ST. ANDREWS COUNTRY CLUB Community**

THIS IS TO CERTIFY that ST ANDREWS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC. ("ASSOCIATION"), hereby approves Lions Head Land Trust, Inc., [NAME OF BUYER], as grantee(s) of the following LOT in the St. Andrews Country Club Community:



**Lot 781 7020 Lions Head Lane
Plat #14 Book 57 pages 132-135
Palm Beach County, Florida**
[LEGAL DESCRIPTION]

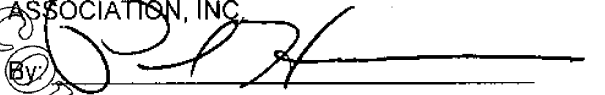
that as of the date hereof the Lot referenced above is in compliance with Article XI, Section 37 of the Second Amended and Restated Declaration of Covenants and Restrictions for St. Andrews Country Club.

Dated this 29th day of December, 2015.

Signed, sealed, and delivered
in the presence of:

ST ANDREWS COUNTRY CLUB PROPERTY OWNERS
ASSOCIATION, INC.

(Sign) 
(Print) Amy Persecaire
(Sign) 
(Print): Courtney Herbig


By: 
Paul Hauser, President or Ronald Hoffner, Treasurer

STATE OF FLORIDA)
PALM BEACH COUNTY) : SS

The foregoing instrument was acknowledged before me this 29th day of December, 2015, by Paul Hauser as President on behalf of ST ANDREWS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC. Both are personally known to me.



ETTA WEISS
MY COMMISSION # FF 193598
EXPIRES: May 1, 2019
Bonded Thru Budget Notary Services



NOTARY PUBLIC
PRINT/STAMP/TYPE NAME:
COMMISSION EXPIRES:
COMMISSION NUMBER: