



CFN 20130203632
 OR BK 26000 PG 1058
 RECORDED 05/06/2013 10:57:41
 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 1058 - 1061; (4pgs)

Prepared by and return to:
 Gregory S. Gefen, PA
 3010 N. Military Trail #210
 Boca Raton, FL 33431
 561-988-0088
 File Number: U13-412

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Trustee's Affidavit

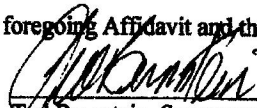
Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. Ted Bernstein as Successor Trustee of the Shirley Bernstein Trust Agreement dated May 20, 2008 ("Seller"), is the owner of and is selling the following described property to G. Wesley Voorheis ("Buyer"), 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.

2. Affiant is the Successor Trustee of that certain trust known as the Shirley Bernstein Trust Agreement dated May 20, 2008. A true and correct copy of all or applicable portions of the trust is attached hereto as Exhibit "A" and made a part hereof. Said trust has not been modified. Said trust is in full force and effect and has not been revoked or terminated. The trust and/or the vesting Deed recorded in OR Book 22668; Page 446, provides the trustee with the full power of sale. The subject transaction will not violate the trust.
3. All recording references set forth herein are to the Public Records of Palm Beach County, Florida, unless otherwise noted. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing All Regency Title Company d/b/a US Title of Florida and Old Republic National Title Insurance Company to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds All Regency Title Company d/b/a US Title of Florida and Old Republic National Title Insurance Company harmless and fully indemnifies same (including but not limited to attorney's fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

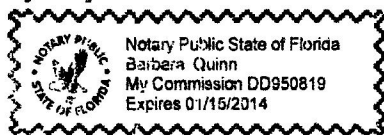
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

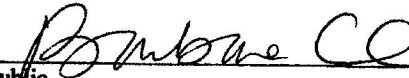

 Ted Bernstein, Successor Trustee

State of Florida
 County of Palm Beach

The foregoing instrument was sworn to and subscribed 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]




 Notary Public

Printed Name: _____

My Commission Expires: _____

SHIRLEY BERNSTEIN

TRUST AGREEMENT

This Trust Agreement is dated this 20 day of MAY, 2008, and is between SHIRLEY BERNSTEIN, of Palm Beach County, Florida referred to in the first person, as settlor, and SHIRLEY BERNSTEIN, of Palm Beach County, and SHIRLEY BERNSTEIN's successors, as trustee (referred to as the "Trustee," which term more particularly refers to all individuals and entities serving as trustee of a trust created hereunder during the time of such service, whether alone or as co-trustees, and whether originally serving or as a successor trustee). Said Trustee acknowledges receipt of the property described in the Attachment to this Agreement, and agrees to hold said property and all additions, in trust, as provided in this Agreement.

ARTICLE I. DURING MY LIFE AND UPON MY DEATH

A. **Rights Reserved.** I reserve the right (a) to add property to this trust during my life or on my death, by my Will or otherwise; (b) to withdraw property held hereunder; and (c) by separate written instrument delivered to the Trustee, to revoke this Agreement in whole or in part and otherwise modify or amend this Agreement. However, after my spouse's death I may not exercise any of said rights with respect to property added by my spouse upon my spouse's death by my spouse's Will or otherwise.

B. **Payments During My Life.** If income producing property is held in the trust during my life, the Trustee shall pay the net income of the trust to me or as I may direct. However, during any periods while I am Disabled, the Trustee shall pay to me or on my behalf such amounts of the net income and principal of the trust as is proper for my Welfare, and also may in its discretion pay to my spouse such amounts of said net income and principal as is proper for his Welfare. Any income not so paid shall be added to principal.

C. **Gifts.** If I am Disabled, I authorize the Trustee to make gifts from trust property during my lifetime for estate planning purposes, or to distribute amounts to my legally appointed guardian or to my attorney-in-fact for those purposes, subject to the following limitations:

1. **Recipients.** The gifts may be made only to my spouse and my lineal descendants or to trusts primarily for their benefit, and in aggregate annual amounts to any one such recipient that do not exceed the exclusion amount provided for under Code Section 2503(b).

2. **Trustee Limited.** When a person eligible to receive gifts is serving as Trustee, the aggregate of all gifts to that person during the calendar year allowable under the preceding subparagraph 1. shall thereafter not exceed the greater of Five Thousand Dollars (\$5,000), or five percent

SHIRLEY BERNSTEIN
TRUST AGREEMENT

TESCHER & SPALLINA, P.A.

at any time revokes an authorization within its term, the Trustee shall treat such beneficiary as Disabled hereunder until such valid authorization is delivered.

2. **Disability of Trustee.** Upon the request to a Trustee that is an individual by (a) a co-Trustee, or if none, (b) the person or entity next designated to serve as a successor Trustee not under legal incapacity, or if none, (c) any adult current income or principal beneficiary not under legal incapacity, or in any event and at any time (d) a court of competent jurisdiction, such Trustee shall issue to such person and all persons, courts of competent jurisdiction, and entities (who shall be identified thereon both by name to the extent known and by class description), with authority hereunder to determine such requested Trustee's Disability, a valid authorization under the Health Insurance Portability and Accountability Act of 1996 and any other applicable or successor law authorizing all health care providers and all medical sources of such requested Trustee to release protected health information of the requested Trustee to such persons, courts and entities, that is relevant to the determination of the Disability of the requested Trustee as Disability is defined hereunder. The period of each such valid authorization shall be for six months (or the earlier death or resignation of the requested Trustee). If such requested Trustee refuses within thirty days of receipt of the request to deliver a valid authorization, or at any time revokes an authorization within its term, such requested Trustee shall thereupon be treated as having resigned as Trustee hereunder.

3. **Authorization to Issue Certificate.** All required authorizations under this paragraph shall include the power of a physician or psychiatrist to issue a written certificate to the appropriate persons or entities as provided in Subparagraph III.E.3 hereof.

ARTICLE IV. FIDUCIARIES

A. **Powers of the Trustee.** During my life except while I am Disabled, the Trustee shall exercise all powers provided by law and the following powers, other than the power to retain assets, only with my written approval. While I am Disabled and after my death, the Trustee shall exercise said powers without approval, provided that the Trustee shall exercise all powers in a fiduciary capacity.

1. **Investments.** To sell or exchange at public or private sale and on credit or otherwise, with or without security, and to lease for any term or perpetually, any property, real and personal, at any time forming a part of the trust estate (the "estate"); to grant and exercise options to buy or sell; to invest or reinvest in real or personal property of every kind, description and location; and to receive and retain any such property whether originally a part of any trust herein created or subsequently acquired, even if the Trustee is personally interested in such property, and without liability for any decline in the value thereof; all without limitation by any statutes or judicial decisions whenever enacted or announced, regulating investments or requiring diversification of investments, it being my intention to give the broadest investment powers and discretion to the Trustee. Any bank, trust company, or other corporate trustee serving hereunder as Trustee is authorized to invest in its own common trust funds.

allocation between the date of valuation for federal estate tax purposes and the date or dates of said allocation and selection

26 Additions To receive and accept additions to the Trusts in cash or in kind from donors executors administrators Trustee or attorneys in fact, including additions of my property by the Trustee or others as my attorneys in fact

27 Title and Possession To have title to and possession of all real or personal property held in the Trusts and to register or hold title to such property in its own name or in the name of its nominee without disclosing its fiduciary capacity or in bearer form

28 Dealing with Estates To use principal of the Trusts to make loans to my estate with or without interest and to make purchases from my estate or my spouse's estate

29 Agents To employ persons including attorneys auditors investment advisers and agents even if they are the Trustee or associated with the Trustee to advise or assist the Trustee in the performance of its administrative duties and to pay compensation and costs incurred in connection with such employment from the assets of the Trust to act without independent investigation upon their recommendations and instead of acting personally to employ one or more agents to perform any act of administration whether or not discretionary

30 Tax Elections To file tax returns and to exercise all tax related elections and options at its discretion without compensating adjustments or reimbursements between any of the Trusts or any of the trust accounts or any beneficiaries

B Resignation A Trustee may resign with or without cause by giving no less than 30 days advance written notice specifying the effective date of such resignation to its successor Trustee and to the persons required and in the manner provided under Fla Stats §§736 0705(1)(a) and 736 0109 As to any required recipient deficiencies in fulfilling the foregoing resignation requirements may be waived in a writing signed by such recipient Upon the resignation of a Trustee such Trustee shall be entitled to reimbursement from the trust for all reasonable expenses incurred in the settlement of accounts and in the transfer of assets to his or her successor

C Appointment of Successor Trustee

1 Appointment Upon a Trustee's resignation or if a Trustee becomes Disabled or for any reason ceases to serve as Trustee, I may appoint any person or persons as successor Trustee and in default of such appointment by me SIMON and TED one at a time and successively in that order shall serve as successor Trustee Notwithstanding the foregoing if a named Trustee is not a U S citizen or resident at the time of commencement of his term as Trustee such Trustee should give due consideration to declining to serve to avoid potential adverse U S income tax consequences by reason of the characterization of a trust hereunder as a foreign trust under the Code but shall not be construed to have any duty to so decline if such Trustee desires to serve



CFN 20130203629
 OR BK 26000 PG 1029
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 Palm Beach County, Florida
 ANT 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

[Space Above This Line For Recording Data]

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

DoubleTime®

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

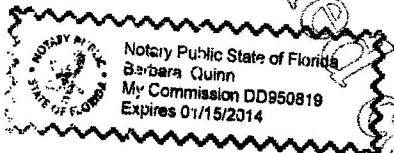
The foregoing instrument was acknowledged before me this 17 day of April, 2013 by Ted Bernstein, who is personally known or has produced a driver's license as identification.

[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

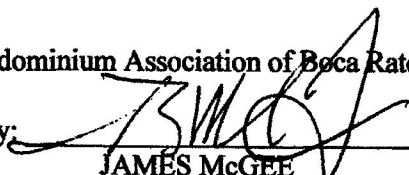
BEFORE ME, the undersigned authority, personally appeared JAMES McGEE, President of The Aragon Condominium Association of Boca Raton, Inc., whose post office address is 2494 S. Ocean Blvd., TH-F, Boca Raton, FL 33432 and that said The Aragon Condominium Association of Boca Raton, Inc., by and through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

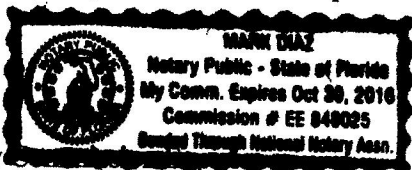
This approval is granted for the above named person(s) only, and is conditioned on the representation that no other person, spouse not named above, relative, partnership, corporation, trust, or other entity, other than a mortgagee, will now or in the future acquire any interest in the aforementioned 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.

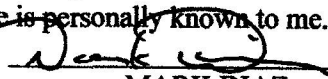
IN WITNESS WHEREOF, the said Aragon Condominium Association of Boca Raton, Inc., has caused this instrument to be executed in its name, by its officer duly authorized this 16th day of APRIL, 2013

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.




MARK DIAZ
Notary Public
Commission # _____

My _____

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



Return to:
 All Regency Title Company d/b/a US Title of Florida
 3010 North Military Trail
 Suite 210
 Boca Raton, FL 33431

CFN 20130203633
 OR BK 26000 PG 1062
 RECORDED 05/06/2013 10:57:41
 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pg 1062; (1pg)

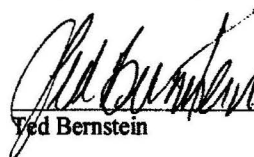
STATE OF Florida
 COUNTY OF Palm Beach

AFFIDAVIT OF NO FLORIDA ESTATE TAX DUE

BEFORE ME, the undersigned authority, personally appeared the undersigned ("Affiant") who being by me first duly sworn, on oath, says:

1. I am the Personal Representative as defined in s. 198.01 or s. 731.201, Florida Statutes (F.S.), as the case may be, of the Estate of Shirley Bernstein.
2. The decedent referenced above died on December 8 2010, and was domiciled, as defined in s. 198.015, F.S., at the time of death in the state of Florida. On date of death, the decedent was a U.S. Citizen.
3. A federal estate tax return (Federal form 706or 706-NA) is not required to be filed for the Estate.
4. The Estate does not owe Florida estate tax pursuant to Chapter 198, F.S.
5. I acknowledge personal liability for distribution in whole or in part of any of the Estate by having obtained release of such property from the lien of the Florida estate tax.

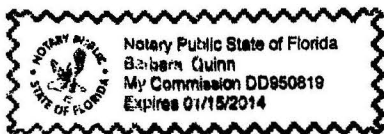
Under penalties of perjury, I declare that I have read this Affidavit and that the facts stated are true. This declaration is based on all information of which the personal representative has any knowledge (ss.92.525(1)(b); 213.37; 837.06, F.S.)

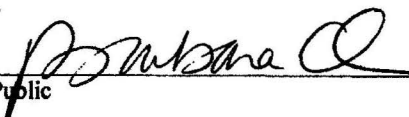

 Ted Bernstein

State of Florida
 County of Palm Beach

The foregoing instrument was sworn to and subscribed 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]




 Notary Public
 Printed Name: _____
 My Commission Expires: _____



CFN 20080203512
 OR BK 22668 PG 0448
 RECORDED 05/30/2008 09:05:38
 Palm Beach County, Florida
 AMT 10.00
 Doc Stamp 0.70
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0448 - 449; (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. 00-42-46-33-11-000-7810

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, is made this 20 day of May, 2008, between SHIRLEY BERNSTEIN, joined by her spouse, SIMON L. BERNSTEIN, as Grantor, 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:

Lot 781, ST. ANDREWS COUNTRY CLUB, PLAT NO. 14, according to the Plat thereof, as recorded in Plat Book 57, Pages 132-135, inclusive, of the Public Records of Palm Beach County, Florida.

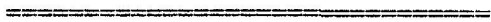
This conveyance is subject to the following:

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 the grantor's homestead.

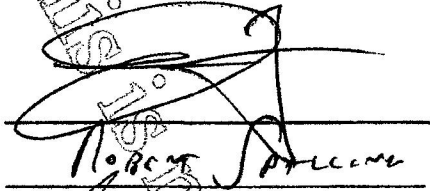
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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:



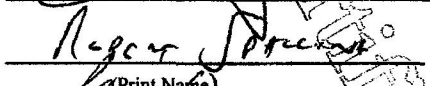
Tracy Kratish
(Print Name)

Tracy Kratish
(Print Name)



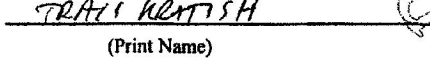
Tracy Kratish
(Print Name)

Tracy Kratish
(Print Name)



Tracy Kratish
(Print Name)

Tracy Kratish
(Print Name)



Tracy Kratish
(Print Name)



SHIRLEY BERNSTEIN, individually
Address: 7020 Lions Head Lane
Boca Raton, FL 33498

SHIRLEY BERNSTEIN, individually
Address: 7020 Lions Head Lane
Boca Raton, FL 33498

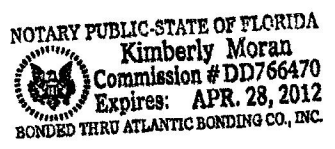


SIMON BERNSTEIN, individually
Address: 7020 Lions Head Lane
Boca Raton, FL 33498

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 _____.





Signature of Notary Public, State of Florida

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



CFN 20080203511
 OR BK 22668 PG 0446
 RECORDED 05/30/2008 09:05:38
 Palm Beach County, Florida
 ANT 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:



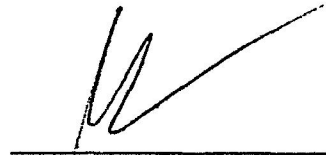
Shirley Bernstein
(Print Name)




SHIRLEY BERNSTEIN, individually
Address: 7020 Lions Head Lane
Boca Raton, FL 33498



TRACI KESTISH
(Print Name)



SIMON BERNSTEIN, individually
Address: 7020 Lions Head Lane
Boca Raton, FL 33498

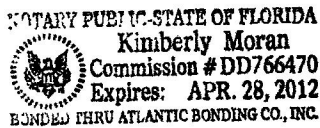


Simon Bernstein
(Print Name)

TRACI KESTISH
(Print Name)

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 _____.





Signature of Notary Public, State of Florida

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



CFN 20130203631
OR BK 26000 PG 1057
RECORDED 05/06/2013 10:57:41
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pg 1057; (1pg)

Prepared by and return to:
Gregory S. Gefen, PA
3010 N. Military Trail #210
Boca Raton, FL 33431
561-988-0088
File Number: U13-412

[Space Above This Line For Recording Data]

Non Identity Affidavit

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. Ted Bernstein as Successor Trustee of the Shirley Bernstein Trust Agreement dated May 20, 2008 ("Seller"), is the owner of and is selling the following described property to G. Wesley Voorheis ("Buyer"), 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.

2. It has been brought to Affiant's attention that certain instrument(s) recorded in the public records against one or more persons with similar name(s) to that of Affiant's late mother, Shirley Bernstein, may cause an objection to the title of the above property. Said matters are recorded in: O.R. Book 25503, Page 1630, of the Public Records of Palm Beach County, Florida. Affiant has personal knowledge that his late mother, Shirley Bernstein, is not the same person or persons described in the aforementioned recorded instrument. The aforementioned matters do not in any way affect or relate to Affiant's late mother and there are no judgments or liens whatsoever outstanding against her.
3. All recording references set forth herein are to the Public Records of Palm Beach County, Florida, unless otherwise noted. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing All Regency Title Company d/b/a US Title of Florida and Old Republic National Title Insurance Company to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds All Regency Title Company d/b/a US Title of Florida and Old Republic National Title Insurance Company harmless and fully indemnifies same (including but not limited to attorney's fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Ted Bernstein

State of Florida
County of Palm Beach

The foregoing instrument was sworn to and subscribed 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]

Notary Public

Printed Name: _____

My Commission Expires: _____

