

This instrument prepared by:  
Grant W. Kehres, Esq.  
GRANT W. KEHRES, P.A.  
2000 Glades Road, Suite 302  
Boca Raton, Florida 33431  
Parcel ID#

Grantee's S.S.# - - (TED S. BERNSTEIN)  
- - (DEBORAH L. BERNSTEIN)

CFN 20070579709  
OR BK 22350 PG 0262  
RECORDED 12/28/2007 13:17:58  
Palm Beach County, Florida  
AMT 4,400,000.00  
Doc Stamp 30,800.00  
Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 0262 - 264; (3pgs)

**WARRANTY DEED**

(Statutory Form - Section 689.02, F.S.)

THIS INDENTURE is made this 20<sup>th</sup> day of December, 2007, between STEPHEN S. FELLER and KAREN A. FELLER, husband and wife, and SCOTT M. FELLER and HOLLI A. FELLER, husband and wife, STATE OF FLORIDA, COUNTY OF PALM BEACH, grantor\*, and TED S. BERNSTEIN and DEBORAH L. BERNSTEIN, husband and wife, whose post office address is 880 BELLEVUE STREET BOCA RATON, FL 33487, grantee\*.

WITNESSETH, that said grantor, for and in consideration of the sum of Ten and NO/100 (\$10 00) Dollars 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:

SEE EXHIBIT "A" ATTACHED

SUBJECT TO zoning, restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record, and real estate taxes and assessments for the year 2008 and all subsequent years.

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

\* "Grantor" and "grantee" are used for singular or plural as context requires

IN WITNESS WHEREOF, the grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in the presence of:

[Signature]  
(Signature of Witness #1)

GRANT W. KEHRES  
(Printed name of Witness #1)

[Signature]  
(Signature of Witness #2)

Shannon Florio  
(Printed name of Witness #2)

[Signature]  
(Signature of Witness #1)

GRANT W. KEHRES  
(Printed name of Witness #1)

[Signature]  
(Signature of Witness #2)

Shannon Florio  
(Printed name of Witness #2)

[Signature]  
(Signature of Witness #1)

GRANT W. KEHRES  
(Printed name of Witness #1)

[Signature]  
(Signature of Witness #2)

Shannon Florio  
(Printed name of Witness #2)

[Signature]  
(Signature of Witness #1)

GRANT W. KEHRES  
(Printed name of Witness #1)

[Signature]  
(Signature of Witness #2)

Shannon Florio  
(Printed name of Witness #2)

[Signature]

STEPHEN S. FELLER  
3000 S. Ocean Blvd., #1401  
Boca Raton, FL 33431  
(Printed Address of Grantor)

[Signature]

KAREN A. FELLER  
3000 S. Ocean Blvd., #1401  
Boca Raton, FL 33431  
(Printed Address of Grantor)

[Signature]

SCOTT M. FELLER  
5715 NW 119th Terrace  
Coral Springs, FL 33076  
(Printed Address of Grantor)

[Signature]

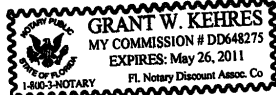
HOLLI A. FELLER  
5715 NW 119th Terrace  
Coral Springs, FL 33076  
(Printed Address of Grantor)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2007 by  
STEPHEN S. FELLER and KAREN A. FELLER, who is/are personally known to me or has/have produced a current  
driver's license as identification and did not take an oath.

  
\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
(Printed name of Notary Public)  
Notary Public. Serial Number (if any): \_\_\_\_\_  
My commission expires: \_\_\_\_\_ Seal: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December, 2007 by  
SCOTT M. FELLER and HOLLI A. FELLER, who is/are personally known to me or has/have produced a current driver's  
license as identification and did not take an oath

  
\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
(Printed name of Notary Public)  
Notary Public. Serial Number (if any): \_\_\_\_\_  
My commission expires: \_\_\_\_\_ Seal: \_\_\_\_\_

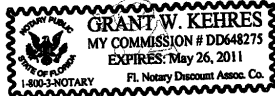


Exhibit A

A portion of Lots 40 and 41, Block 1, Bel Marra, as recorded in Plat Book 25, Page 30, of the Public Records of Palm Beach County, Florida.

All of Lot 41 less that portion described as:

Beginning at the most Northerly corner of Lot 41; thence South  $62^{\circ}04'44''$  East along the Northerly line of said Lot 41, a distance of 59.34 feet; thence North  $69^{\circ}36'24''$  West, a distance of 60.66 feet to a point of intersection with a curve to the left, having a radius of 40 feet and a central angle of  $11^{\circ}27'33''$ ; thence Northwesterly along the arc of said curve to the left a distance of 8.00 feet to the Point of Beginning.

Together with a portion of Lot 40 described as:

Beginning at a point in the South line of Lot 40, said point being South  $62^{\circ}04'44''$  East, a distance of 59.34 feet from the Southwesterly corner of Lot 40; thence South  $89^{\circ}24'40''$  East, a distance of 56.35 feet to the Easterly boundary of Lot 40; thence South  $8^{\circ}17'03''$  West along said Easterly boundary a distance of 27.5 feet to the Southeasterly corner of Lot 40; thence North  $62^{\circ}04'44''$  West, along the Southerly boundary of Lot 40, a distance of 59.35 feet to the Point of Beginning;