

THIS INSTRUMENT WAS PREPARED BY:  
Beighley Myrick Udell & Lynne PA  
2385 Executive Center Drive, Suite 250  
Boca Raton, FL 33431

Tax Parcel ID: 5042-10-28-0441

### QUIT CLAIM DEED

**THIS INDENTURE**, made this 18<sup>th</sup> day of January, 2019, **Judith A. Frankel, P.A. a Florida Corporation**, whose post-office mailing address is: 6562 Boca Del Mar Dr. #221, Boca Raton, Florida 33433, party of the first part, Grantor to **Judith A. Frankel as Trustee of the Judith A. Frankel Amended and Restated Revocable Trust dated January 19<sup>th</sup>, 2019, as may be amended**, whose post-office mailing address is 6562 Boca Del Mar Dr. #221, Boca Raton, Florida 33433 as party of the second part, Grantee.

**WITNESSETH**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Grantees' heirs successors and assigns forever, the following described land, situate, lying and being in Palm Beach, Florida, to-wit:

Lots 29 and 31, Block 22, of Bryan's Subdivision of the Town of Fort Lauderdale,  
According the Plat thereof as recorded in Plat Book 1, Page 2, of the Public Records of  
Dade County Florida said lands lying situate and being in Broward County, Florida

Property Address: SW 2 Court, Fort Lauderdale, Florida 33312

**SUBJECT TO** all conditions, restrictions easements, easements, rights-of-way or record and taxes for r 2018 and thereafter.

**TOGETHER** with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement 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 part of homestead property. Grantor's residence and homestead address is 6562 Boca Del Mar Drive #221, Boca Raton, Florida 33433.

Grantee retains the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the Property pursuant to Section 689.073, Florida Statutes

**And** Grantor hereby covenant with the Grantee that the Grantor are lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

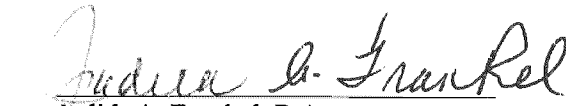
*Signed, sealed and delivered in our presence:*

  
WITNESS

Michelle Schechner  
PRINT WITNESS NAME


  
WITNESS

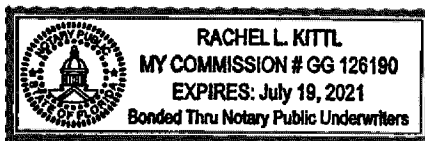
Elizabeth Koldewich  
PRINT WITNESS NAME

  
Judith A. Frankel, P.A.

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of January, 2019, by Judith A. Frankel

  
Signature of Notary Public  
Print, Type/Stamp Name of Notary  
Rachel L Kittl



Personally Known: ☒ OR Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_