

Record & Return to:  
Law Mandel, P.L.L.C.  
820 W. 41 Street #204  
Miami Beach, Florida 33140  
File No: LAND\_AVI\_ALBO\_730-738

This Instrument Prepared by:  
Lorene Seeler Young, Esquire  
Lorene Seeler Young, P.A.  
9124 Griffin Road  
Cooper City, Florida 33328  
File Ref: 22-0167 / Stanton Pender

Property Appraisers Parcel  
Identification (Folio) Numbers:  
494234-07-2250 & 494234-07-2270

## **WARRANTY DEED**

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 7 day of **June 2023** by **STANTON-PENDER OF FLAGLER VILLAGE I, LLC, a Florida limited liability company** hereinafter called the "Grantor", whose post office address is 19412 Presidential Way, North Miami Beach, Florida 33179, to **730 NE 4TH AVENUE LLC, a Florida limited liability company**, whose post office address is 4 Danbury Court, West Long Branch, New Jersey 07764 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)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of Florida, viz:

**Lots 39, 40, 41, 42, 43, 44 and the South 10' of Lot 45, Block 291, PROGRESSO, according to Plat thereof as recorded in Plat Book 2, Page 18 of the Public Records of Miami Dade County, Florida; said lands situate, lying, and being in Broward County, Florida.**

Property Address: 730 & 738 NE 4 Avenue, Fort Lauderdale, FL 33304

**SUBJECT TO** easements, restrictions, reservations, conditions, declarations, limitations, easements, rights-of-way and zoning ordinances, if any, provided that this shall not serve to reimpose same and taxes for the current year and all subsequent years.

**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/are 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 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.

Warranty Deed, Page Two

**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:

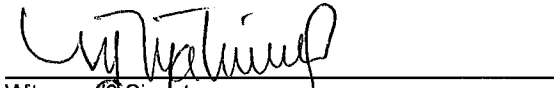
**STANTON-PENDER OF FLAGLER VILLAGE I, LLC**, a Florida limited liability company

By: **STANTON-PENDER DEVELOPMENT GROUP, L.L.C.**, a Florida limited liability company  
Its Manager

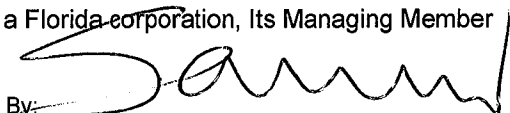
By: **STANTON-PENDER CORPORATION**  
a Florida corporation, Its Managing Member

  
\_\_\_\_\_  
Witness #1 Signature

**LEON ROY NAUSHA**  
\_\_\_\_\_  
Witness #1 Printed Name

  
\_\_\_\_\_  
Witness #2 Signature

**Mara C. Martinez**  
\_\_\_\_\_  
Witness #2 Printed Name

  
\_\_\_\_\_  
By: **SAUL LEVY, President**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on June 7<sup>th</sup>, 2023 by **SAUL LEVY as President of and on behalf of STANTON-PENDER CORPORATION**, a Florida corporation, as Managing Member of and on behalf of **STANTON-PENDER DEVELOPMENT GROUP, L.L.C.**, a Florida limited liability company, as Manager of and on behalf of **STANTON-PENDER OF FLAGLER VILLAGE I, LLC**, a Florida limited liability company who ☐ is personally known to me ☒ produced a valid driver's license ☐ produced the following as identification: Drivers License

  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires:

