

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**JK Closing Attorneys, PLLC**

Charles J. Esposito, Esq.

5489 Wiles Road, Suite 304

Coconut Creek, FL 33073

Our File No.: **JK-25-0022**

Property Appraisers Parcel Identification (Folio) Number: **49-42-05-HC-0270**

State of Florida Deed Documentary Stamps paid on this transaction: **\$2,450.00**

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

## ***WARRANTY DEED***

**THIS WARRANTY DEED**, made the 18 day of **February, 2025** by **Duke E. Stokes, a single man, and David R. Parsley, a single man**, whose post office address is 3905 Eastwind Drive, Rockvale, TN 37153 herein called the Grantor,

to **Marcie Ruth Neuberger and Joseph Neuberger, wife and husband**, whose post office address is 120 Dunblaine Ave, North York, Ontario M5M254, Canada, 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)*

**W I T N E S S E T H:** 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.:

**Unit No. 304, No. 115 Palm-Aire Country Club Apts. Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 9518, Page 342, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

**a/k/a: 3505 Oaks Way, #304, Pompano Beach, FL 33069**

**Subject to easements, restrictions and reservations of record and taxes for the year 2025 and thereafter.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

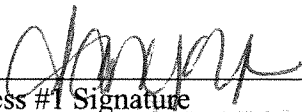
**TO HAVE AND TO HOLD**, the same in fee simple forever.

**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, and hereby 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, 2024

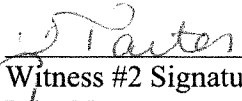
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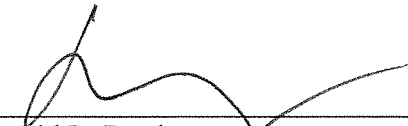
**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness #1 Signature  
Print Name: Tanya Yee  
Address: 5489 Wiles Road, #304  
Coconut Creek, FL 33073

  
\_\_\_\_\_  
Duke E. Stokes

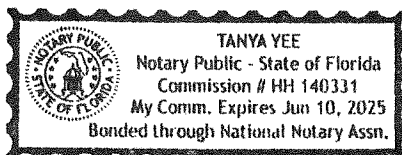
  
\_\_\_\_\_  
Witness #2 Signature  
Print Name: J. Tarter  
Address: 5489 Wiles Road, #304  
Coconut Creek, FL 33073

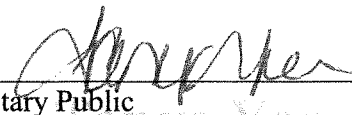
  
\_\_\_\_\_  
David R. Parsley

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of February, 2025 by Duke E. Stokes and David R. Parsley, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

SEAL



  
\_\_\_\_\_  
Notary Public

Printed Notary Name  
My commission expires: 6/10/25

This instrument prepared by:  
Laurie Sanders  
3500 Gateway Drive, #202  
Pompano Beach, FL 33069

CERTIFICATE OF APPROVAL

FOR

PALM AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO. 11, INC.

THIS IS TO CERTIFY THAT **JOSEPH NEUBERGER AND MARCIE NEUBERGER** have been approved by PALM AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO. 11, INC., A FLORIDA CORPORATION, not for profit, as the purchaser(s) of the following described real property in BROWARD COUNTY, FLORIDA:

**CONDOMINIUM PARCEL NO. 304 OF BLDG. NO. 115 PALM-AIRE COUNTRY CLUB APTS. CONDOMINIUM**, a Condominium according to the Declaration of Condominium thereof, recorded in **Official Record Book 9518 page 342** of the Public Records of BROWARD COUNTY, FLORIDA.

Such approval has been given pursuant to the provisions of Article XI-A of the Declaration of Condominium of such Condominium.

DATED: This 7<sup>th</sup> day of February 2025.

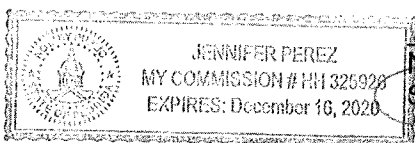
PALM AIRE COUNTRY CLUB CONDOMINIUM NO. 11, INC.

By: Holly Jordan  
HOLLY JORDAN, SECRETARY

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared **HOLLY JORDAN**, to me well known to be the person described herein and who executed the foregoing instrument as **SECRETARY of Palm-Aire Country Club Condominium Association No 11, Inc.** A Florida Corporation, not for profit, and she acknowledged before me that she executed such instrument as such Officer of said Corporation, and that the Seal affixed thereto is the Corporate Seal of said Corporation, and that it was affixed to said instrument by due and regular Corporate authority, and that said instrument is the free act and deed of said Corporation and was executed for the purposes therein expressed.

WITNESS my hand and official seal at said County and State, this 7<sup>th</sup> day of February, 2025.



[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

My Commission Expires: