

Prepared by and return to:  
**Mark B. Goldstein, Esq.**  
**President**  
**Title One of Florida**  
**2700 N. Military Trail Suite 130**  
**Boca Raton, FL 33431**  
**561-989-9953**  
File Number: **TO-170503**  
Will Call No.:

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## Special Warranty Deed

**This Special Warranty Deed** made this 29th day of September, 2017 between **Centennial Investments, LLC**, a Florida limited liability company whose post office address is **370 Camino Gardens Blvd., 210 B&C, Boca Raton, FL 33432**, grantor, and **BLP Blue Heron, LLC**, a Florida limited liability company whose post office address is **7741 N. Military Trail, Suite 1, Palm Beach Gardens, FL 33410**, 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 **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:

**Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Plat No. 3 of the Subdivision of Part of the South 115 feet of the North 155 feet of Plat No. 2, Lewis Terminals, according to the map or plat thereof as recorded in Plat Book 28, Page 99, Public Records of Palm Beach County, Florida.**

**Parcel Identification Number: 56-43-42-29-37-000-0030**

**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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**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:

Centennial Investments, LLC, a Florida limited liability company

By: Tony Stern Consultancy LLC, a Kansas limited liability company, a corporation, its Manager

By: [Signature]  
Anthony Michael Stern, Manager

[Signature]  
Witness Name: Angela Warshefski

[Signature]  
Witness Name: Robert Schridober

(Corporate Seal)

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 29th day of September, 2017 by Anthony Michael Stern, Manager of Tony Stern Consultancy LLC, a Kansas limited liability company, a corporation, as Manager, on behalf of the corporation for Centennial Investments, LLC, a Florida limited liability company. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_