

Prepared by and return to:

Brika Sarvers
Orndt Title, LLC
1801 Indian Rd
Ste 103& 104
West Palm Beach, FL 33409
(561) 217-1266
File No 20-283

Parcel Identification No 56-43-42-32-01-022-0070

(Space Above This Line For Recording Date)

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 23rd day of December, 2020 between Ave I LLC, a Florida Limited Liability Company, whose post office address is 3009 Exchange Court, West Palm Beach, FL 33409, of the County of Palm Beach, State of Florida, Grantor, to ATE Management LLC, a Florida Limited Liability Company, whose post office address is 6755 Wilson Road, West Palm Beach, FL 33413, of the County of Palm Beach, State of Florida, 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 Grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach, Florida, to-wit:

LOTS 7 AND 8, BLOCK 22, INLET CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 27 AND 28, OF THE PUBLIC RECORDS OF PLAM BEACH COUNTY, FLORIDA.

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

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Rosalen Rodriguez

[Signature]
WITNESS
PRINT NAME: Lisette Valladares

Ave I LLC, a Florida Limited Liability Company

By: [Signature]
Kenneth R. Best, II, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of December, 2020 by Kenneth R. Best, II Manager of Ave I LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Rosalen Rodriguez
Comm. #GG940197
Expires: Dec. 16, 2023
Bonded Thru Aaron Notary

Personally known:
OR Produced Identification:

Type of Identification Produced: