



Will Call Box 116/RJ

Prepared by and return to:

Lawrence W. Smith
Attorney at Law
Gary, Dytrych & Ryan, P.A.
701 U. S. Highway One Suite 402
North Palm Beach, FL 33408
561-844-3700
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Special Warranty Deed

This Special Warranty Deed made this 20th day of February, 2007 between Vista-AJF Riviera, L.P., a Delaware limited partnership whose post office address is 1200 University Avenue, Suite 210, Jupiter, FL 33458, grantor, and Fish House Properties, LLC, a Florida limited liability company whose post office address is 600 Route 38 West, Cherry Hill, NJ 08002, 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:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 56-43-42-33-04-009-0080
56-43-42-33-04-009-0090
56-43-42-33-04-009-0150
56-43-42-33-04-009-0160
56-43-42-33-04-009-0120
56-43-42-33-04-009-0170
56-43-42-33-04-009-0012

Subject to taxes for 2007 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

DoubleTime®

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:

Vista-AJF Riviera, L.P., a Delaware limited partnership

By: AJF Riviera GP, L.L.C., a Delaware limited liability company, as General Partner

By: Nader Salour, Manager

Witness Name: LAWRENCE W. SMITH

Witness Name: Nader Salour

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 19 day of February, 2007 by Nader Salour, Manager of AJF Riviera GP, L.L.C., a Delaware limited liability company, as General Partner, of Vista-AJF Riviera, L.P., a Delaware limited partnership on behalf of the company and the partnership. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

Lawrence W. Smith
Notary Public

Printed Name: LAWRENCE W. SMITH

My Commission Expires: _____

LAWRENCE W. SMITH
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXP. SEPT. 5, 2007
NO. DD0231768
BONDED THRU (800) 432-4254
FLORIDA NOTARY ASSN., INC.

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1: **PCN: 56-43-42-33-04-009-0080**
 PCN: 56-43-42-33-04-009-0090
 PCN: 56-43-42-33-04-009-0150
 PCN: 56-43-42-33-04-009-0160

Lots 8, 9, 15 and 16, Block 9, INLET GROVE, according to the Plat thereof, as recorded in Plat Book 8, Page 14, of the Public Records of Palm Beach County, Florida.

Parcel 2: **PCN: 56-43-42-33-04-009-0120**

Lots 12, 13 and 14, LESS the West 15 feet of each of said Lots, Block 9, INLET GROVE, according to the Plat thereof, as recorded in Plat Book 8, Page 14, of the Public Records of Palm Beach County, Florida.

Parcel 3: **PCN: 56-43-42-33-04-009-0170**

Lot 17, Block 9 of INLET GROVE, an addition to the Town of Riviera Beach, Florida, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 8, Page 14.

Parcel 4: **PCN: 56-43-42-33-04-009-0012**

Lot 1, less the East 100 feet, Block 9, INLET GROVE, according to the Plat thereof, as recorded in Plat Book 8, Page 14, of the Public Records of Palm Beach County, Florida.