



CFN 20070242321
OR BK 21745 PG 0129
RECORDED 05/17/2007 11:32:53
Palm Beach County, Florida
AMT 610,000.00
Doc Stamp 4,270.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0129 - 130; (2pgs)

Prepared by
Tanya Smith, an employee of
First American Title Insurance Company
1450 Centrepark Boulevard, Suite 225
West Palm Beach, Florida 33401
(561) 686-6337

Return to: Grantee

File No: 1002-1561021

WARRANTY DEED

Made this 15th day of Sept, of 2007 by and between

J. Mark Holley, a married man

whose address is: **2251 N. Rampart Blvd # 156, Las Vegas, NV 89128**
hereinafter called the "grantor", to

Gerald Properties LLC, a Florida limited liability company

whose post office address is: **1530 Broadway, Riviera Beach, FL 33404**
hereinafter called the "grantee"

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 **Palm Beach County, Florida**, to-wit:

Lots 13 and 14, LESS the Westerly 15 feet thereof, Block 8 of INLET GROVE, according to the Plat thereof as recorded in Plat Book 8, Page(s) 14, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: **56-43-42-33-04-008-0130**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

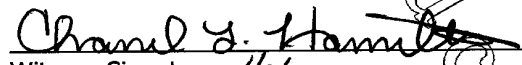
To Have and to Hold, the same in fee simple forever.

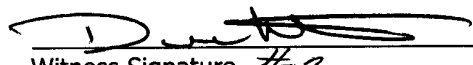
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2006.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


J. Mark Holley

Signed, sealed and delivered in the presence of these witnesses:

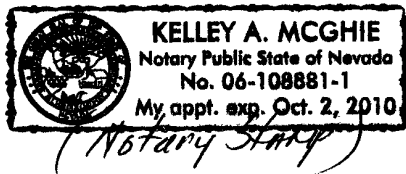

Witness Signature #1
Print Name: Chanel L. Hamilton

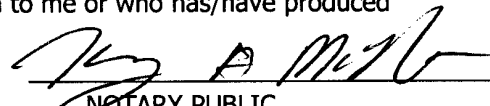

Witness Signature #2
Print Name: Debra Hicks

State of Nevada

County of Clark

The Foregoing Instrument was Acknowledged before me on 05/09/07, by **J. Mark Holley, a married man** who is/are personally known to me or who has/have produced Florida Drivers License as identification.




NOTARY PUBLIC
Kelley A McGhie
Notary Print Name
My Commission Expires: 10-02-10

CFN 20060202224
OR BK 20161 PG 0288
RECORDED 04/06/2006 10:07:44
Palm Beach County, Florida
AMT 683,000.00
Doc Stamp 4,781.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0288 - 289; (2pgs)

Prepared by
Tanya Smith, an employee of
First American Title Insurance Company
1450 Centrepark Boulevard, Suite 225
West Palm Beach, Florida 33401

561-686-6337

Return to: Grantee

File No.: 1002-1111370

CORPORATE WARRANTY DEED

This indenture made on March 31, 2006 A.D., by

Hendricks Rentals, Inc., a Florida Corporation

whose address is: **2826 Broadway Suite 201, Riviera Beach, FL 33404**
hereinafter called the "grantor", to

Courtney Elizabeth Properties, LLC, a Florida Limited Liability Company

whose address is: **5730 Corporate Way, #120, West Palm Beach, FL 33407**
hereinafter called the "grantee".

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 **Palm Beach County, Florida**, to-wit:

Lots 11 and 12, Block 8 of INLET GROVE, according to the Plat thereof as recorded in Plat Book 8, Page(s) 14, of the Public Records of Palm Beach County, Florida, EXCEPTING the West 15 feet thereof conveyed to the State Of Florida for road purposes and ALSO EXCEPTING the East 63.5 feet of the South 30 feet less the East 5.5 feet of Lot 11. Together with a non-exclusive easement for ingress and egress over the South 7 feet of Lot 13, Block 8, INLET GROVE.

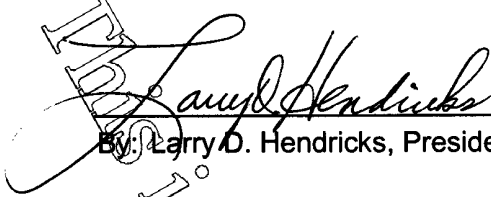
Parcel Identification Number: **56-43-42-33-04-008-0111**

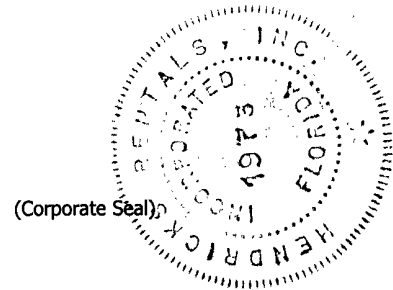
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Hendricks Rentals, Inc., a Florida Corporation


By: Larry D. Hendricks, President



Signed, sealed and delivered in our presence:


Witness Signature


Witness Signature

Print Name: CHRISTINA H SCHNEIDER

Print Name: JOHN TRAY

State of **Florida**

County of **Palm Beach**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 3-31-2006
by **Larry D. Hendricks, as President**, and , as **on behalf of Hendricks Rentals, Inc., a Florida Corporation**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid drivers license as identification.




NOTARY PUBLIC

Printed Name of Notary

My Commission Expires: _____

1504 Broadway Avenue



CFN 20120039101
OR BK 24986 PG 1616
RECORDED 01/31/2012 11:50:04
Palm Beach County, Florida
AMT 144,774.00
Doc Stamp 1,013.60
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1616 - 1618; (3pgs)

Prepared by
Lauren Mereck, an employee of
First American Title Insurance Company
1475 Centrepark Boulevard, Suite 200
West Palm Beach, Florida 33401
(877)753-0350

Return to: Grantee

File No.: 1002-2595421

WARRANTY DEED

This indenture made on **December 19, 2011 A.D.**, by

WD Investments, L.L.C., a Florida limited liability company

whose address is: **1509 Avenue C, Riviera Beach, FL 33404**
hereinafter called the "grantor", to

Courtney Elizabeth Properties, LLC, a Florida limited liability company and Gerald Properties, LLC, a Florida limited liability company

whose address is: **1504 Broadway, Riviera Beach, FL 33404**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 **Palm Beach County, Florida**, to-wit:

The East 63 ½ feet of the South 30 feet, less the East 5 ½ feet thereof, of Lot 11, Block 8, INLET GROVE, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 6, Page 87, and in Plat Book 8, Page 14.

TOGETHER with an Easement of ingress and egress over the joint 12 foot driveway located on the North 5 feet of Lot 12 and the South 7 Feet of Lot 13, Block 8, Inlet Grove; and parking area on the rear of Lots 11 and 12, Block 8, INLET GROVE, to the property herein described.

Lots 3 and 4, Block 8, INLET GROVE, according to the map or Plat thereof as recorded in Plat Book 6, Page 87, and in Plat Book 8, Page 14, Public Records of Palm Beach County, Florida.

Page 1 of 3
1002 - 2595421

Parcel Identification Number: 56-43-42-33-04-008-0030

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2010.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

WD Investments, L.L.C. a Florida limited liability company



By: William Beck, Manager

Signed, sealed and delivered in our presence:

Witness Signature

Print Name:

Anais Veiga

Witness Signature

Print Name:

ICENT HUFFMAN

State of **Florida**

County of **Palm Beach**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **December 19, 2011**,
by **William Beck**, as **Manager**, on behalf of **WD Investments, L.L.C.**, a **Florida limited liability**
company, existing under the laws of the State of **Florida**, who is/are personally known to me or who
has/have produced a valid driver's license as identification.



Notary Public

Kent Huffman

(Printed Name)

My Commission expires: **10/9/15**



(Notarial Seal)

Certified copy

10/03/2003 16:14:14 20030600660
DR BK 15964 PG 0464
Palm Beach County, Florida
AMT 135,000.00
Doc Stamp 945.00

Prepared by and return to:

Ryan & Ryan Attorneys', P. A.
11891 U.S. Hwy. One, Suite 201
North Palm Beach, FL 33408

File Number: ~~Swearingen~~
Will Call No.: 94

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of October, 2003 between Robert K. Swearingen, Sr. and Susanne M. Swearingen, husband and wife whose post office address is 441 Jupiter Lane, Juno Beach, FL 33408, grantor, and J.S. Family Holdings, Inc. whose post office address is 1550 Avenue "C", P. O. Box 10329, Riviera Beach, FL 33404, 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 of 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:

The West 100 feet of Lot 10, Block 8, Inlet Grove, Riviera Beach, Florida, LESS the right-of-way of State Road No. 5, according to the plat thereof recorded in Plat Book 8, Page 14 of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: 56-43-42-33-04-008-0100

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002, and claims made by WD Investments, LLC, a Florida Limited Liability Company in that certain case against Grantors filed in the Fifteenth Judicial Circuit Court in and for Palm Beach County, Florida, Case No. CL-03-CA010179 AB.

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:

Cynthia A. West
Witness Name: Cynthia A. West

Shannon D. Taylor
Witness Name: Shannon D. Taylor
AS TO BOTH

Witness Name: _____

Witness Name: _____

Robert K. Swearingen Sr. (Seal)
Robert K. Swearingen, Sr.

Susanne M. Swearingen
Susanne M. Swearingen

State of Tennessee
County of Jefferson

The foregoing instrument was acknowledged before me this 2nd day of October, 2003 by Robert K. Swearingen, Sr. and Susanne M. Swearingen, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Vivian A. Smith
Notary Public

Printed Name: VIVIAN A. Smith

My Commission Expires: 12-19-04

10/03/2003 16:14:14 20030600659
OR BK 15964 PG 0462
Palm Beach County, Florida
AMT 100,000.00
Doc Stamp 700.00

Prepared by and return to:

Ryan & Ryan Attorneys', P. A.
11891 U.S. Hwy. One, Suite 201
North Palm Beach, FL 33408

File Number: Swearingen1
Will Call No.: 94

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of October, 2003 between Susanne M. Swearingen, a married woman, f/n/a Susanne M. Traina whose post office address is 441 Jupiter Lane, Juno Beach, FL 33408, grantor, and J.S. Family Holdings, Inc. whose post office address is 1550 Avenue "C", P. O. Box 10329, Riviera Beach, FL 33404, 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 of 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:

Lot 9 and the East 25 feet of Lot 10, Block 8, 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 Identification Number: 56-43-42-33-04-008-0090

Grantor states that subject property is not her homestead property and that she resides at 441 Jupiter Lane, Juno Beach, FL 33408.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

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:

Cynthia A. West
Witness Name: Cynthia A. West

Shannon D. Taylor
Witness Name: Shannon D. Taylor

Susanne M. Swearingen
Susanne M. Swearingen

State of Tennessee
County of Jefferson

The foregoing instrument was acknowledged before me this 2nd day of October, 2003 by Susanne M. Swearingen, who ☐ is personally known or ☒ has produced a driver's license as identification.

Notary Seal

Vivian A. Smith
Notary Public

Printed Name: Vivian A. Smith

My Commission Expires: 12-19-04

WC14
19 E. 16th Street

Prepared by
Tanya Smith, an employee of
First American Title Insurance Company
1450 Centrepark Boulevard, Suite 225
West Palm Beach, Florida 33401
(561)686-6337

CFN 20060105598
OR BK 19957 PG 0543
RECORDED 02/22/2006 09:54:50
Palm Beach County, Florida
AMT 180,000.00
Doc Stamp 1,260.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0543 - 544; (2pgs)

Return to: Grantee

File No.: 1002-1074293

WARRANTY DEED

This indenture made on **February 10, 2006 A.D.**, by

Todd W. Dry, a married man

whose address is: **1060 Coral Way, Riviera Beach, FL 33404**
hereinafter called the "grantor", to

Gerald Properties LLC, a Florida Limited Liability Company

whose address is: **5730 Corporate Way # 120, West Palm Beach, FL 33407**
hereinafter called the "grantee".

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 **Palm Beach County, Florida**, to-wit:

Lot 15, Block 8 of INLET GROVE, according to the Plat thereof as recorded in Plat Book 8, Page(s) 14, of the Public Records of Palm Beach County, Florida

Parcel Identification Number: **56-43-42-33-04-008-0150**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Todd W. Dry
Todd W. Dry

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Print Name: Tanya L. Smith

State of **FL**

County of **Palm Beach**

[Signature]
Witness Signature

Print Name: Lauren S. Hefreck

The Foregoing Instrument Was Acknowledged before me on **February 10, 2006**, by **Todd W. Dry, a married man** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Tanya L. Smith
MY COMMISSION # DD240098 EXPIRES
August 31, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

[Signature]
NOTARY PUBLIC

Notary Print Name

My Commission Expires: _____

WC14
28 E. 15th Street

Prepared by:
Tanya Smith, an employee of
First American Title Insurance Company
1450 Centrepark Boulevard, Suite 225
West Palm Beach, Florida 33401
(561)686-6337

CFN 20060044316
OR BK 19834 PG 1129
RECORDED 01/24/2006 10:00:40
Palm Beach County, Florida
AMT 200,000.00
Doc Stamp 1,400.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1129 - 1130; (2pgs)

Return to: Grantee

File No.: 1002-1064084

WARRANTY DEED

This indenture made on **January 19, 2006 A.D.**, by

Samuel L. Crews and M.C. Rita Crews, husband and wife

Whose address is **c/o Patrick S. Cousins, Esq. 330 Clematis St. #218, West Palm Beach, FL 33401**

Hereinafter called the "grantor", to

Gerald Properties LLC

Whose address is: **5730 Corporate Way, #120, West Palm Beach, FL 33407**

Hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 **Palm Beach County, Florida**, to-wit:

Lot 8, Block 8 of INLET GROVE, according to the Plat thereof as recorded in Plat Book 8, Page(s) 14, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: **56-43-42-33-04-008-0080**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2005.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Samuel L. Crews
Samuel L. Crews

M. C. Rita Crews
M. C. Rita Crews

Signed, sealed and delivered in our presence:

Marsha J. Guilford
Witness Signature

Douglas R. Rainbow
Witness Signature

Print Name: MARSHA J. GUILFORD

Print Name: Douglas R. Rainbow

State of **FL**

County of **Palm Beach**

The Foregoing Instrument Was Acknowledged before me on **January 19, 2006**, by **Samuel L. Crews and M. C. Rita Crews, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Marsha J. Guilford
NOTARY PUBLIC

NOTARY PUBLIC-STATE OF FLORIDA
Marsha J. Guilford
Commission # DD491762
Expires: JAN. 02, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Notary Print Name

My Commission Expires: _____

31 E. 16th Street

CFN 20150306609
OR BK 27744 PG 1070
RECORDED 08/18/2015 10:03:50
Palm Beach County, Florida
AMT 40,571.00
DEED DOC 284.20
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 1070-1072; (3Pgs)

Prepared By:
Janice L. Russell, Esq.
Akerman LLP
One SE Third Avenue
25th Floor
Miami, FL 33131

Return To:
Melodie A. Messina
First American Title - National Commercial Services
200 South Biscayne Blvd., Suite 2930
Miami, FL 33131

Property Appraiser's Parcel
TAX FOLIO#: 56-43-42-33-04-008-0160

SPECIAL WARRANTY DEED

This **Special Warranty Deed** made effective as of the 12th day of August, 2015 by RB GEMBA, LLC, a Florida limited liability company, whose principal address is 450 East Las Olas Boulevard, Suite 1500, Fort Lauderdale, Florida 33301, hereinafter called the grantor, in favor of GERALD PROPERTIES LLC, a Florida limited liability company, whose principal address is 1550 Avenue C, 3rd Floor, Riviera Beach, Florida 33404, 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 limited liability companies, corporations and partnerships)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the grantee, all that certain land and situate in Palm Beach County, Florida, viz:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. (the "Property")

Subject to real estate taxes and all assessments for the year 2015 and subsequent years, which are not yet due and payable.

Subject to zoning ordinances and other municipal, state and Federal laws as may be applicable, covenants, conditions, restrictions, limitations, reservations and easements of record, if any, none of which shall be deemed reimposed.

Together with all the improvements situated thereon, tenements, hereditaments, riparian and other water rights and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever together with all the easements, tenements, hereditaments and appurtenances thereto, and all improvements now located on the Property, if any.

And the grantor hereby covenants with said grantee that 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

{34964062:1}

specially warrants the title to said land and will defend the same against the lawful claims of all persons by through or under the grantor but against none other.

IN WITNESS WHEREOF, the undersigned has caused this Special Warranty Deed to be executed this 10th day of August, 2015.

Signed, sealed and delivered
in the presence of:

RB GEMBA, LLC, a Florida limited liability company

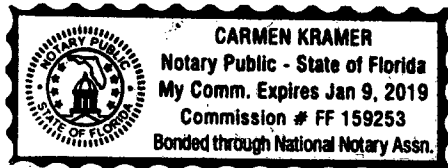
Print Name: Timothy W. Sargent II

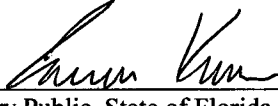
Print Name: CARMEN KRAMER

By: 
Carlos Vidueira, Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 10th day of August, 2015 by Carlos Vidueira, Vice President of RB GEMBA, LLC, a Florida limited liability company, who is personally known to me.




Notary Public, State of Florida

CARMEN KRAMER
(Print name)

EXHIBIT A

LEGAL DESCRIPTION

LOT 15, BLOCK 8, INLET GROVE, 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 6, PAGE 87; SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CFN 20060136751
OR BK 20022 PG 0346
RECORDED 03/07/2006 15:54:17
Palm Beach County, Florida
AMT 450,000.00
Doc Stamp 3,150.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0346 - 347; (2pgs)

Prepared by and return to:
Donald P. Dufresne, Esq.
Attorney at Law
Adorno & Yoss LLP
1551 Forum Place Building 200
West Palm Beach, FL 33401

File Number: 213421.0008

Parcel Identification No. 56 43 42 33 04 008 0070

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 29th day of February, 2006 between Carlton G. Nelson, a single man, whose post office address is 36 East 15th Street, Riviera Beach, FL 33404, of the County of Palm Beach, State of Florida, grantor*, and Gerald Properties, LLC, a Florida limited liability company, whose post office address is 5730 Corporate Way, Suite 120, West Palm Beach, FL 33407, of the County of Palm Beach, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of 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:

Lot 7, Block 8, INLET GROVE, according to the Plat thereof, recorded in Plat Book 8, Page 14, of the Public Records of Palm Beach County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

SUBJECT TO:

1. Zoning and/or restrictions or prohibitions imposed by governmental authority.
2. All reservations, restrictions, covenants, easements, conditions and other matters of record, none of which are reimposed hereby.
3. Taxes and assessments for the year 2006 and thereafter, which are not yet due and payable.

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:

Witness Name:

Witness Name:

Carlton G. Nelson

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 24th day of February, 2006 by Carlton G. Nelson, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

Prepared By:
Janice L. Russell, Esq.
Akerman LLP
One SE Third Avenue
25th Floor
Miami, FL 33131

Return To:
Melodie A. Messina
First American Title - National Commercial Services
200 South Biscayne Blvd., Suite 2930
Miami, FL 33131

Property Appraiser's Parcel
TAX FOLIO#: 56-43-42-33-04-008-0170

SPECIAL WARRANTY DEED

This ~~Special Warranty Deed~~ made effective as of the 12th day of August, 2015 by RB GEMBA, LLC, a Florida limited liability company, whose principal address is 450 East Las Olas Boulevard, Suite 1500, Fort Lauderdale, Florida 33301, hereinafter called the grantor, in favor of COURTNEY ELIZABETH PROPERTIES LLC, a Florida limited liability company, whose principal address is 1550 Avenue C, 3rd Floor, Riviera Beach, Florida 33404, 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 limited liability companies, corporations and partnerships)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. (the "Property")

Subject to real estate taxes and all assessments for the year 2015 and subsequent years, which are not yet due and payable.

Subject to zoning ordinances and other municipal, state and Federal laws as may be applicable, covenants, conditions, restrictions, limitations, reservations and easements of record, if any, none of which shall be deemed reimposed.

Together with all the improvements situated thereon, tenements, hereditaments, riparian and other water rights and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever together with all the easements, tenements, hereditaments and appurtenances thereto, and all improvements now located on the Property, if any.

And the grantor hereby covenants with said grantee that 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

{34964086:1}

specially warrants the title to said land and will defend the same against the lawful claims of all persons by through or under the grantor but against none other.

IN WITNESS WHEREOF, the undersigned grantor has caused this Special Warranty Deed to be executed this 10th day of August, 2015.

Signed, sealed and delivered
in the presence of:

RB GEMBA, LLC, a Florida limited liability company

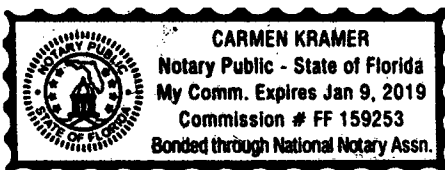
Print Name: TIMOTHY W. SARGENT II


By: 
Carlos Vidueira, Vice President

Print Name: CARMEN KRAMER

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 10th day of August, 2015 by Carlos Vidueira, Vice President of RB GEMBA, LLC, a Florida limited liability company, who is personally known to me.




Notary Public, State of Florida

CARMEN KRAMER
(Print name)

EXHIBIT A

LEGAL DESCRIPTION

LOT 17, BLOCK 8, INLET GROVE, 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 6, PAGE 87; SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

40 E. 15th Street

CFN 20060092677
OR BK 19933 PG 1195
RECORDED 02/14/2006 16:44:22
Palm Beach County, Florida
AMT 575,000.00
Doc Stamp 4,025.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1195 - 1196; (2pgs)

Prepared by and return to:
Donald P. Dufresne, Esq.
Attorney at Law
Adorno & Yoss LLP
1551 Forum Place Building 200
West Palm Beach, FL 33401

File Number: 243421.0009

Parcel Identification No: 56 43 42 33 04 008 0060

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 10th day of February, 2006 between Sarah S. Wishovich, joined by her husband, John Wishovich, whose post office address is 40 East 15th Street, Riviera Beach, FL 33404, of the County of Palm Beach, State of Florida, grantor*, and Gerald Properties, LLC, a Florida limited liability company, whose post office address is 5730 Corporate Way, Suite 120, West Palm Beach, FL 33407, of the County of Palm Beach, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of 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:

Lot 6, Block 8, INLET GROVE, according to the Plat thereof, recorded in Plat Book 8, Page 14, of the Public Records of Palm Beach County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

SUBJECT TO:

1. Zoning and/or restrictions or prohibitions imposed by governmental authority.
2. All reservations, restrictions, covenants, easements, conditions and other matters of record, none of which are reimposed hereby.
3. Taxes and assessments for the current year, which not yet due and payable.

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:

DoubleTimes

Matthew J. Pierce
Witness Name: Kathleen J. Pierce

Janet Manuel
Witness Name: Janet Manuel

Judith O. Brown
Witness Name: JUDITH O. BROWN

Lynne A. Hagibes
Witness Name: LYNNE HAGIBES

Sarah S. Wishovich (Seal)
Sarah S. Wishovich

John C. Wishovich
John Wishovich

Commonwealth of Massachusetts
County of Middlesex

The foregoing instrument was acknowledged before me this 10th day of February, 2006 by Sarah S. Wishovich, who ☐ is personally known or ☒ has produced a driver's license as identification.

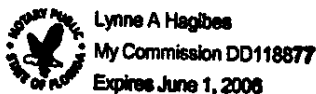
(Notary Seal)



Katherine M. Light
Notary Public
Printed Name: Katherine M. Light
My Commission Expires: April 21, 2011

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 9th day of February, 2006, by John Wishovich, who is () personally known to me or (x) has produced a driver's license as identification.



(Notary Seal)

Lynne A. Hagibes
Notary Public
Printed Name: LYNNE A. HAGIBES
My Commission Expires: 2/9/06



CFN 20120039101
OR BK 24986 PG 1616
RECORDED 01/31/2012 11:50:04
Palm Beach County, Florida
AMT 144,774.00
Doc Stamp 1,013.60
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1616 - 1618; (3pgs)

Prepared by
Lauren Mereck, an employee of
First American Title Insurance Company
1475 Centrepark Boulevard, Suite 200
West Palm Beach, Florida 33401
(877)753-0350

1517 Avenue C

Return to: Grantee

File No.: 1002-2595421

WARRANTY DEED

This indenture made on **December 19, 2011 A.D.**, by

WD Investments, L.L.C., a Florida limited liability company

whose address is: **1509 Avenue C, Riviera Beach, FL 33404**
hereinafter called the "grantor", to

Courtney Elizabeth Properties, LLC, a Florida limited liability company and **Gerald Properties, LLC**, a Florida limited liability company

whose address is: **1504 Broadway, Riviera Beach, FL 33404**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 **Palm Beach County, Florida**, to-wit:

The East 63 ½ feet of the South 30 feet, less the East 5 ½ feet thereof, of Lot 11, Block 8, INLET GROVE, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 6, Page 87, and in Plat Book 8, Page 14.

TOGETHER with an Easement of ingress and egress over the joint 12 foot driveway located on the North 5 feet of Lot 12 and the South 7 Feet of Lot 13, Block 8, Inlet Grove; and parking area on the rear of Lots 11 and 12, Block 8, INLET GROVE, to the property herein described.

Lots 3 and 4, Block 8, INLET GROVE, according to the map or Plat thereof as recorded in Plat Book 6, Page 87, and in Plat Book 8, Page 14, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 56-43-42-33-04-008-0030

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2010.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

WD Investments, L.L.C. a Florida limited liability company



By: William Beck, Manager

Signed, sealed and delivered in our presence:

Witness Signature

Print Name:

Anais Veiga

Witness Signature

Print Name:

ICENT HUFFMAN

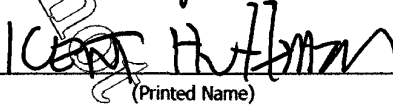
State of **Florida**

County of **Palm Beach**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **December 19, 2011**, by **William Beck**, as **Manager**, on behalf of **WD Investments, L.L.C.**, a **Florida limited liability company**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid driver's license as identification.



Notary Public



(Printed Name)

My Commission expires: 10/9/15



(Notarial Seal)

Certified copy



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
File Number: 4396.12A
Will Call No.: 116

CFN 20070087634
OR BK 21435 PG 0805
RECORDED 02/21/2007 14:52:42
Palm Beach County, Florida
AMT 1,000,000.00
Doc Stamp 7,000.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0805 - 807; (3pgs)

**Includes all parking lot parcels EXCEPT
56-43-42-33-04-009-0070**

[Space Above This Line For Recording Data]

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.

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.



Prepared by and return to:
 Donald P. Dufresne, Esq.
 Attorney at Law
 Adorno & Yoss LLP
 1551 Forum Place Building 200
 West Palm Beach, FL 33401

CFN 20060058916
 OR BK 19863 PG 1949
 RECORDED 01/30/2006 16:50:23
 Palm Beach County, Florida
 AMT 400,000.00
 Doc Stamp 2,800.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 1949 - 1950; (2pgs)

File Number: 213421.0005

36 E 15TH ST

Parcel Identification No: 56 43 42 33 04 009 0070

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 27th day of January, 2006 between Robert Massy and Monique Massy, husband and wife, whose post office address is 36 East 14th Street, Riviera Beach, FL 33404, of the County of Palm Beach, State of Florida, grantor*, and Gerald Properties, LLC, a Florida limited liability company, whose post office address is 5730 Corporate Way, Suite 120, West Palm Beach, FL 33407, of the County of Palm Beach, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of 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:

Lot 7, Block 9, INLET GROVE, according to the Plat thereof, recorded in Plat Book 8, Page 14, of the Public Records of Palm Beach County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

SUBJECT TO:

1. Zoning and/or restrictions or prohibitions imposed by governmental authority.
2. All reservations, restrictions, covenants, easements, conditions and other matters of record, none of which are reimposed hereby.
3. Taxes and assessments for the current year, which not yet due and payable.

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

DoubleTimes

Signed, sealed and delivered in our presence:

Witness Name: [Signature]

Witness Name: Edward Munn
Edward Munn

[Signature] (Seal)
Robert Massy

[Signature] (Seal)
Monique Massy

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 27th day of January, 2006 by Robert Massy and Monique Massy, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

