

Prepared by:  
Peter R. Ray, Esquire  
Cohen, Norris, Wolmer, Ray,  
Telepman, Berkowitz & Cohen  
712 U.S. Highway One, Suite 400  
North Palm Beach, FL 33408

After recording, return to:  
Steven M. Lee, Esquire  
Steven M. Lee, P.A.  
1000 Brickell Avenue, Suite 705  
Miami, FL 33131

Parcel No. 56424225000001070  
Parcel No. 56424225000001230  
Parcel No. 56424225000001240  
Parcel No. 56424225000001040  
Parcel No. 56424225000001020  
Parcel No. 56424225000001030  
Parcel No. 56424225000001140

(Above Space for Recorder's Use Only)

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made as of the 21 day of December, 2021, by **NEXT MILLENNIUM LLC**, a Florida limited liability company, **EF VEGETATION & NURSERY, LLC**, a Florida limited liability company, and **GARDEN SHOPS INVESTMENTS, LLC**, a Florida limited liability company (are collectively ("Grantor"), with and address of 114 Anchorage Drive South, North Palm Beach, FL 33408 in favor of **7920 RIVIERA BEACH HOLDINGS LLC**, a Delaware limited liability company, with an address at 6201 SW 70<sup>th</sup> Street, Suite 200, South Miami, FL 33143 ("Grantee").

**GRANTOR**, for and in consideration of the sum of \$10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in the County of Palm Beach, Florida, more particularly described on the attached Exhibit "A" ("Property"), specifically, **NEXT MILLENNIUM LLC** as to Parcel 1-A-D, 1-E, 2-A and 2-B; **GARDEN SHOPS INVESTMENTS, LLC** as to Parcels 3-A, 4-A, and 4-B; and **EF VEGETATION & NURSERY, LLC** as to Parcels 1-A-D, 1-E, 4-A and 4-B.

**TOGETHER WITH** (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; (iii) all easements, rights of way,

privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property; and (iv) all development rights related to the Property.

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

**SUBJECT TO:** real estate taxes for the year 2022 and subsequent years, zoning and other restrictions, regulations and prohibitions imposed by governmental authorities, and conditions, restrictions, limitations, reservations, declarations, easements, dedications and agreements of record, without intent to reimpose the same.

**AND** Grantor covenants with Grantee that: Grantor is lawfully seized of the Property in fee simple; Grantor has good right and lawful authority to sell and convey the Property; Grantor warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor, and no others.

**[THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY]**

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered  
in the presence of:

NEXT MILLENNIUM LLC,  
a Florida limited liability company

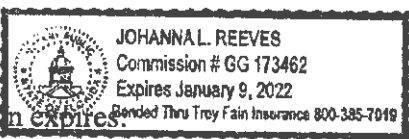
[Signature]  
Print Name: Melissa Cedrone

By: [Signature]  
Roberto N. Forte, Manager

[Signature]  
Print Name: Johanna L. Reeves

STATE OF FLORIDA            )  
  ) SS:  
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of physical presence this 31<sup>st</sup> day of December, 2021, by Roberto N. Forte, as Manager of NEXT MILLENNIUM LLC, a Florida limited liability company, on behalf of such company. He is personally known to me or produced a driver's license as identification.



[Signature]  
Notary Public, State of Florida

Signed, sealed and delivered  
in the presence of:

EF VEGETATION & NURSERY, LLC,  
a Florida limited liability company

[Signature]  
Print Name: Melissa Cedrone

By: [Signature]  
Roberto N. Forte, Manager

[Signature]  
Print Name: Johanna L. Reeves

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of physical presence this 21<sup>st</sup> day of December, 2021, by Roberto N. Forte, as Manager of EF VEGETATION & NURSERY, LLC, a Florida limited liability company, on behalf of such company. He is personally known to me or produced a driver's license as identification.



Johanna L. Reeves  
Notary Public, State of Florida

My commission expires:

Signed, sealed and delivered  
in the presence of:

Melissa Cedrone  
Print Name: Melissa Cedrone

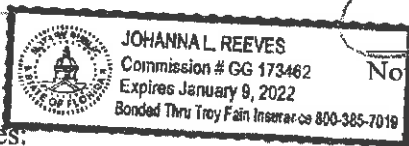
Johanna L. Reeves  
Print Name: Johanna L. Reeves

GARDEN SHOPS INVESTMENTS, LLC,  
a Florida limited liability company

By: Roberto N. Forte  
Roberto N. Forte, Manager

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of physical presence this 21<sup>st</sup> day of December, 2021, by Roberto N. Forte, as Manager of GARDEN SHOPS INVESTMENTS, LLC, a Florida limited liability company, on behalf of such company. He is personally known to me or produced a driver's license as identification.



Johanna L. Reeves  
Notary Public, State of Florida

My commission expires:

## **EXHIBIT "A" – LEGAL DESCRIPTION**

### **PARCEL 1-A-D (FEE SIMPLE)**

A) THE SOUTH 120 FEET OF THE NORTH 280 FEET OF THE EAST 266 FEET OF THE WEST 316 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THEREFROM THE SOUTH 12 FEET AS DESCRIBED IN OR BOOK 222 AT PAGE 137, AND ALSO LESS ROAD RIGHT OF WAY FOR STATE ROAD 809, AS CONVEYED BY DEED RECORDED IN OR BOOK 2651 AT PAGE 1902, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Property Tax Parcel ID#: 56-42-42-25-00-000-1230

B) THE EAST 276 FEET OF THE WEST 592 FEET OF THE SOUTH 596 FEET OF THE NORTH 636 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

Property Tax Parcel ID#: 46-42-42-25-00-000-1040

C) THE SOUTH 120 FEET OF THE NORTH 516 FEET OF THE EAST 256 FEET OF THE WEST 316 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

Property Tax Parcel ID#: 56-42-42-25-00-000-1240

D) A PARCEL OF LAND LYING WITHIN THE NE 1/4 OF SECTION 25, TOWNSHIP 42, SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, MORE PARTICULARLY DESCRIBED AS THE SOUTH 120 FEET OF THE NORTH 160 FEET OF THE EAST 266 FEET OF THE WEST 316 FEET OF THE NE 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

Property Tax Parcel ID#: 56-42-42-25-00-000-1070

### **PARCEL 1-E (EASEMENT INTEREST)**

TOGETHER WITH AN EASEMENT OVER THE SOUTH 12 FEET OF THE SOUTH 120 FEET OF THE NORTH 280 FEET OF THE EAST 266 OF WEST 316 FEET, ALL BEING IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST.

**PARCEL 2-A (FEE SIMPLE)**

THE SOUTH 596 FEET OF THE NORTH 636 FEET OF THE EAST 138 FEET OF THE WEST 730 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

Property Tax Parcel ID#: 56-42-42-25-00-000-1020

**PARCEL 2-B (EASEMENT INTEREST)**

EASEMENT FOR ROAD AND UTILITY PURPOSES CONTAINED IN INSTRUMENT RECORDED JULY 14, 1960, UNDER O.R. BOOK 529, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE SOUTH 50 FEET OF THE NORTH 686 FEET OF THE NORTH HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THE WEST 50 FEET THEREOF.

**PARCEL 3-A (FEE SIMPLE) GARDEN SHOPS INVESTMENTS**

THE SOUTH 596 FEET OF THE NORTH 636 FEET OF THE EAST 330 FEET OF THE WEST 1060 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

Property Tax Parcel ID#: 56-42-42-25-00-000-1030

**PARCEL 4-A (FEE SIMPLE) EF VEGETATION & NURSERY**

THE SOUTH 596 FEET OF THE NORTH 636 FEET OF THE EAST 330 FEET OF THE WEST 1390 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, EXCEPTING THEREFROM THE SOUTH 266 FEET OF THE EAST 175 FEET.

Property Tax Parcel ID#: 56-42-42-25-00-000-1140

**PARCEL 4-B (EASEMENT INTEREST)**

EASEMENT FOR ROAD AND UTILITY PURPOSES CONTAINED IN INSTRUMENT RECORDED JULY 14, 1960, UNDER O.R. BOOK 529, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE SOUTH 50 FEET OF THE NORTH 686 FEET OF THE NORTH HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THE WEST 50 FEET THEREOF.



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## Detail by Entity Name

Foreign Limited Liability Company  
7920 RIVIERA BEACH HOLDINGS, LLC

### Filing Information

<b>Document Number</b>	M21000014103
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	10/22/2021
<b>State</b>	DE
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	11/01/2021
<b>Event Effective Date</b>	NONE

### Principal Address

6201 SW 70TH ST  
SOUTH MIAMI, FL 33143

### Mailing Address

6201 SW 70TH ST  
SOUTH MIAMI, FL 33143

### Registered Agent Name & Address

EDUARDO R. ROBAYNA, PLLC  
6201 SW 70TH ST  
SOUTH MIAMI, FL 33143

### Authorized Person(s) Detail

#### **Name & Address**

Title MBR

7920 RIVIERA BEACH PARTNERS, LLC  
6201 SW 70TH ST  
SOUTH MIAMI, FL 33143

### Annual Reports

**No Annual Reports Filed**

### Document Images

[11/01/2021 -- LC Amendment](#)

[View image in PDF format](#)

<a href="#">10/28/2021 -- LC Amendment and Name Change</a>	<a href="#">View image in PDF format</a>
<a href="#">10/22/2021 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations