

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 70th 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.

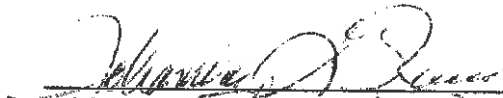
[THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY]

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:


Print Name: Melissa Cedrone


Print Name: Johanna L. Reeves

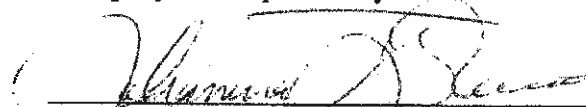
NEXT MILLENNIUM LLC,
a Florida limited liability company

By: 
Roberto N. Forte, Manager

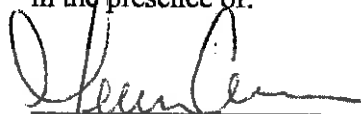
STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

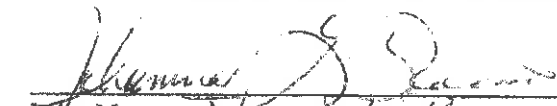
The foregoing instrument was acknowledged before me by means of physical presence this 31st day of December, 2021, by Roberto N. Forte, as Manager of NEXT MILLENNIUM LLC, a Florida limited liability company, on behalf of such company. He is personally known to me or produced a driver's license as identification.

My commission expires. 


Notary Public, State of Florida

Signed, sealed and delivered
in the presence of:


Print Name: Melissa Cedrone

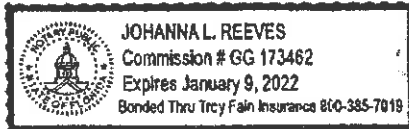

Print Name: Johanna L. Reeves

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

By: 
Roberto N. Forte, Manager

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

21 The foregoing instrument was acknowledged before me by means of physical presence this 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

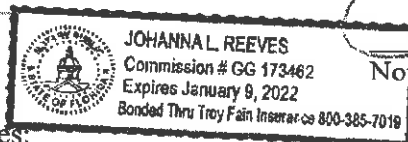
Johanna L. Reeves
Print Name: Johanna L. Reeves

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)

21 The foregoing instrument was acknowledged before me by means of physical presence this 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.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
7920 RIVIERA BEACH HOLDINGS, LLC

Filing Information

Document Number	M21000014103
FEI/EIN Number	NONE
Date Filed	10/22/2021
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/01/2021
Event Effective Date	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](#)

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10/28/2021 -- LC Amendment and Name Change	View image in PDF format
10/22/2021 -- Foreign Limited	View image in PDF format