

Prepared by:
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Return to:
Arthur Gutman, Esq.
Gutman Weiss, P.C.
Sixty-Fifth Street, 2nd Floor
Brooklyn, New York 11204

Parcel Identification Numbers: See attached Exhibit A

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 31st day of December, 2020, between **LAKEWOOD II AT FLAGLER, LLC**, a Florida limited liability company and **HEINLEIN INV LLC**, a New York limited liability company, both with offices located at 1230 Station Road, Medford NY 11763, collectively Grantor, and **PALM POINTE HOLDINGS LLC** and **JK PALM POINTE LLC**, New York limited liability companies with offices located at 117 Ditmas Avenue, Brooklyn, New York 11218, collectively 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 00/100 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 the **Flagler County, Florida**, to-wit:

See attached Exhibit A

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without reimposing same.

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.

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:

Beth Neis
Witness Name: Beth Neis

[Signature]
Witness Name: William C. Nolan

LAKEWOOD II AT FLAGLER, LLC,
a Florida limited liability company

By: [Signature]
Print Name: George Heinlein
Title: Member

HEINLEIN INV LLC,

By: [Signature]
Print Name: George Heinlein
Title: Member

State of New York)ss:
County of Nassau)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of December, 2020, by George Heinlein, as Member of Lakewood II at Flagler, LLC, a Florida limited liability company and Heinlein INV LLC, a New York limited liability company, on behalf of said companies, who is personally known to me or ☐ has produced a driver's license as identification.

JAY L. YACKOW
NOTARY PUBLIC - STATE OF NEW YORK
NO. 4793749
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES OCT. 31, 2021

Notary Public
Printed Name: Jay L. Yackow
My Commission Expires: 10/31/2021

EXHIBIT A

Legal Description

Unofficial Copy

Exhibit A

Parcel 1: (12-12-30-0000-00352-0025)

Parcels of land lying in Section 12, Township 12 South, Range 30 East, of the Public Records of Flagler County, Florida, being more particularly described as follows:

A portion of Section 12, Township 12 South, Range 30 East, lying Northerly of State Road #100, a 200 foot right-of-way and being more particularly described as follows: as a Point of Reference, commence at the Northeast corner of said Section 12, thence South 01 degrees 08 minutes 37 seconds East, along the East line of Section 12, a distance of 1322.19 feet to the Northwest corner of Lot 26, Block 41, Seminole Woods, Section 34, Palm Coast, as recorded in Map Book 11, page 32, Public Records of Flagler County, Florida, and the Point of Beginning, thence continue along Easterly line South 01 degrees 08 minutes 37 seconds East, a distance of 915.27 feet, to the Northeast corner of the Coastal Business Park of Bunnell, as recorded in Plat Book 29, page 6, Public Records of Flagler County, Florida, thence South 88 degrees 37 minutes 35 seconds West, along North line of said Coastal Business Park of Bunnell, a distance of 557.33 feet to the Northwest corner of Coastal Business Park, thence North 00 degrees 59 minutes 17 seconds West a distance of 160.16 feet; thence South 88 degrees 56 minutes 55 seconds West a distance of 399.97 feet; thence South 00 degrees 59 minutes 05 seconds East a distance of 360.30 feet to the North right-of-way of State Road No. 100, a 200 foot right-of-way, thence South degrees 55 minutes 33 seconds West, along said North right-of-way, a distance of 467.13 feet, thence departing North right-of-way, North 01 degrees 08 minutes 37 seconds West a distance of 1110.62 feet; thence North 88 degrees 37 minutes 21 seconds East a distance of 1425.00 feet to the Point of Beginning of this description.

AND:

A portion of the Northeast 1/4 of Section 12, Township 12 South, Range 30 East, Flagler County, Florida, being more particularly described as follows: Commence at the Northeast corner of said Section 12; thence South 01 degrees 08 minutes 34 seconds East along the East line of said Section 12, 2,237.73 feet; thence South 88 degrees 37 minutes 38 seconds West, 557.33 feet; thence North 00 degrees 59 minutes 17 seconds West, 648.77 feet to the Point of Beginning; thence South 89 degrees 00 minutes 43 seconds West 19.00 feet; thence North 00 degrees 59 minutes, 17 seconds West, 50.00 feet; thence North 89 degrees 00 minutes 43 seconds East, 50.00 feet; thence South 00 degrees 59 minutes 17 seconds East 50.00 feet; thence South 89 degrees 00 minutes 43 seconds West, 31.00 feet to the Point of Beginning.

Less and Except Buildings 1 through 15, inclusive, as described in that Declaration of Condominium Establishing Palm Pointe I, a Condominium, recorded April 20, 2005 in Official Records Book 1233, Page 1080, as amended to add Phase II in Official Records Book 1360, Page 1013, all of the Public Records of Flagler County, Florida.

Less and except the common areas described in that certain Quit Claim Deed recorded December 28, 2016 in Official Records Book 2177 at page 1845, of the Public records of Flagler County, Florida, with the remaining property intended to be Buildings 16, 17, 18 and 19, as more particularly depicted herein.

EXHIBIT "A"

Parcel 2: (Parcel No. 12-12-30-5070-00000-03B0)

Unit 3B of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 3: (Parcel No. 12-12-30-5070-00000-03C0)

Unit 3C of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 4: (Parcel No. 12-12-30-5070-00000-05H0)

Unit 5H, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 5: (Parcel No. 12-12-30-5070-00000-09P0)

Unit 9P, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and as amended by Amendment to Declaration of Condominium Establishing Palm Pointe I, a Condominium Adding Phase II, recorded in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 6: (Parcel No. 12-12-30-5070-00000-05M0)

Unit 5M, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 7: (Parcel No. 12-12-30-5070-00000-06H0)

Unit 6H, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 8: (Parcel No. 12-12-30-5070-00000-07K0)

Unit 7K, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 9: (Parcel No. 12-12-30-5070-00000-08C0)

Unit 8C, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 10: (Parcel No. 12-12-30-5070-00000-10C0)

Unit 10C, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 11: (Parcel No. 12-12-30-5070-00000-13D0)

Unit 13D, Phase II, of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page 362 and re-recorded in Official Records Book 1233, Page 1080; Amendment to add Phase II recorded in Official Records Book 1360, Page 1013, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 12: (Parcel No. 12-12-30-5070-00000-08L0)

Unit 8L, Phase II, of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page 362 and re-recorded in Official Records Book 1233, Page 1080, and as amended by Official Records Book 1360, Page 1013, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 13: (Parcel No. 12-12-30-5070-00000-09C0)

Unit 9C, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 14: (Parcel No. 12-12-30-5070-00000-09G0)

Unit 9G, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 15: (Parcel No. 12-12-30-5070-00000-10B0)

Unit 10B, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 16: (Parcel No. 12-12-30-5070-00000-10G0)

Unit 10G, Phase II, of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page 1080; Amendment to add Phase II recorded in Official Records Book 1360, Page 1013, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 17: (Parcel No. 12-12-30-5070-00000-11A0)

Unit 11A, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page 1080; Amendment to add Phase II recorded in Official Records Book 1360, Page 1013, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 18: (Parcel No. 12-12-30-5070-00000-11B0)

Unit 11B, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page 1080; Amendment to add Phase II recorded in Official Records Book 1360, Page 1013, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 19: (Parcel No. 12-12-30-5070-00000-11D0)

Unit 11D, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page 1080; Amendment to add Phase II recorded in Official Records Book 1360, Page 1013, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 20: (Parcel No. 12-12-30-5070-00000-13G0)

Unit 13G, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page 1080; Amendment to add Phase II recorded in Official Records Book 1360, Page 1013, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 21: (Parcel No. 12-12-30-5070-00000-14B0)

Unit 14B, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page 1080; Amendment to add Phase II recorded in Official Records Book 1360, Page 1013, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 22: (Parcel No. 12-12-30-5070-00000-14A0)

Unit 14A, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page 1080; Amendment to add Phase II recorded in Official Records Book 1360, Page 1013, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 23: (Parcel No. 12-12-30-5070-00000-14C0)

Unit 14C, Phase II of Palm Pointe I, a Condominium, Phase II according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, Amendment to the Declaration adding Phase II recorded in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 24: (Parcel No. 12-12-30-5070-00000-14M0)

Unit 14M, Phase II of Palm Pointe I, a Condominium, Phase II according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, Amendment to the Declaration adding Phase II recorded in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 25: Parcel No. 12-12-30-5070-00000-07M0)

Unit 7M, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended

to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 26: (Parcel No. 12-12-30-5070-00000-05K0)

Unit 5K, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 27: (Parcel No. 12-12-30-5070-00000-09N0)

Unit 9N, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 28: (Parcel No. 12-12-30-5070-00000-09O0)

Unit 9O, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 29: (Parcel No. 12-12-30-5070-0000-11C0)

Unit 11C, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, Amendment to add Phase II recorded in Official Records Book 1360, Page 1013, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 30: (Parcel No. 12-12-30-5070-00000-11G0)

Unit 11G, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, Amendment to add Phase II recorded in Official Records Book 1360, Page 1013, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 31: (Parcel No. 12-12-30-5070-00000-11I0)

Unit 11I, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page 1080; Amendment to add Phase II recorded in Official Records Book 1360, Page 1013, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.