

Doc# 2031179 06/01/2015 1:14PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

06/01/2015 1:14PM  
DEED DOC STAMP CL: Krys \$14,000.00

This instrument prepared by and  
after recording return to:

Bryan Hawks, Esq.  
SMITH | OROPEZA | HAWKS  
138-142 Simonton Street  
Key West, FL 33040

Doc# 2031179  
Bk# 2743 Pg# 520

Folio Nos. See below

\$2,000,000.

(For Recorder's Use Only)

## Warranty Deed

This Indenture made this 29<sup>th</sup> day of May, 2015 between **SUMMERLAND PALMS INVESTORS, LLC**, a Florida limited liability company, whose post office address is 1010 Kennedy Drive, Suite 302, Key West, FL 33040, grantor\*, and **MOBILE HOMES HOLDINGS, LLC**, a Florida limited liability company, whose post office address is 138-142 Simonton Street, Key West, FL 33040, 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 Monroe County, Florida, to-wit:

Lots 54 and 55, SUMMERLAND YACHT HARBOR, SUMMERLAND KEY, FL, as recorded in Plat Book 2, Page 142, of the Public Records of Monroe County, Florida.

LESS AND EXCEPT:

A portion of Lot 54, SUMMERLAND YACHT HARBOR, SUMMERLAND KEY, FL, as recorded in Plat Book 2, Page 142, of the Public Records of Monroe County, Florida and better described as follows:  
Beginning at the intersection of the Southwesterly Right-of-Way line of Center Street and the Southwesterly Right-of-Way line of Horace Street; thence South 00°01'34" East along said Southwesterly Right-of-Way line of Horace Street for 100.20 feet; thence North 86°23'13" West along the Northerly Right-of-Way line of U.S. Highway No. 1 for 49.86 feet; thence North 06°42'37" East for 40.06 feet; thence North 86°23'13" West for 31.16 feet; thence North 03°36'47" East for 5.00 feet; thence North 83°47'50" West for 23.29 feet; thence North 01°05'31" East for 7.75 feet; thence South 88°53'40" East for 27.50 feet; thence North 40°27'32" East for 25.00 feet; thence North 03°36'47" East for 25.00 feet; thence South 86°23'13" East along the Southerly Right-of-Way line of Center Street for 53.64 feet back to the POINT OF BEGINNING.

NOW KNOWN AS:

Condominium Units 1 to 22, inclusive, of SUMMERLAND PALMS CONDOMINIUM,

according to the Declaration of Condominium thereof, as recorded in Official Records Book 2356, Page 1, of the Public Records of Monroe County, Florida.

With Real Estate Nos. 00194741.000100, 00194741.000200, 00194741.000300, 00194741.000400, 00194741.000500, 00194741.000600, 00194741.000700, 00194741.000800, 00194741.000900, 00194741.001000, 00194741.001100, 00194741.001200, 00194741.001300, 00194741.001400, 00194741.001500, 00194741.001600, 00194741.001700, 00194741.001800, 00194741.001900, 00194741.002000, 00194741.002100, and 00194741.002200.

**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.

**Subject to the following**, without intent to reimpose the same:

1. Real Estate Taxes for 2015 and subsequent years;
2. Applicable zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions, and matters appearing on the plat or otherwise common to the subdivision; and
4. Easements of record, if any.

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.

**[Signature Page to Follow]**

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:

SUMMERLAND PALMS INVESTORS, LLC,  
a Florida limited liability company

[Signature]  
Witness Name: Barry Gibson

By: [Signature]  
Jiwan N. Singh, Vice President

[Signature]  
Witness Name: Iris M. Wooters

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May, 2015 by Jiwan N. Singh, as Vice President of SUMMERLAND PALMS INVESTORS, LLC, a Florida limited liability company, on behalf of said company. He ☐ is personally known or ☐ has produced a driver's license as identification.

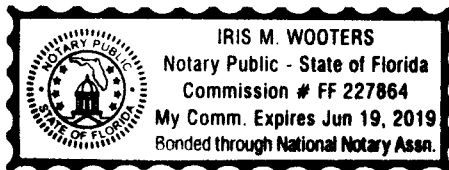
[Notary Seal]

[Signature]  
Notary Public

Printed Name: Iris M. Wooters

My Commission  
Expires:

6/19/19



MONROE COUNTY  
OFFICIAL RECORDS