

Staff Report Exhibit F: Recorded Deed

This Instrument prepared by:
Steven Daniels, Esquire
SAUL EWING ARNSTEIN & LEHR LLP
515 N. Flagler Drive, Suite 1400
West Palm Beach, Florida 33401

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Joseph Abruzzo, Clerk
Pg 0405 - 406 (2pgs)

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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of November, 2021 between **DOLORES MONCADA, Individually and as Trustee of the Amended and Restated Rogelio M. Moncada Declaration of Trust dated March 10, 1994**, whose address is 25707 Ave Latour, Oak Brook, IL 60523 ("Grantor") to **VILLAGE OF WELLINGTON, a municipality of the State of Florida**, whose address is 12300 Forest Hill Boulevard, Wellington, FL 33414 ("Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever the following described land situate, lying and being in Palm Beach County, Florida, to-wit:

The South 1400.00 feet of the North 2391.00 feet of the East 1400.00 feet of Section 24, Township 44 South, Range 40 East, lying and being in Palm Beach County, Florida.

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

SUBJECT, however, to taxes for the year 2021 and subsequent years; to all governmental regulations; to restrictions, reservations and easements of record, which are not reinstated hereby.

By accepting this warranty deed, the Grantee agrees that the use of the described property is subject to the limits established by the Grant Award Agreement to be entered into between the Grantee and the Florida Communities Trust and further described in the Dedication and Declaration of Restrictive Covenants that the Grant Award Agreement will require the Grantee to record in the Public Records of Palm Beach County. If any of these covenants or restrictions are violated by the Grantee or by some third party with knowledge of the Grantee, fee simple title to the property will be automatically conveyed to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida without further notice to Grantee, its successors and assigns. In such event, Grantee, its successors and assigns shall forfeit all right, title, and interest to the Property.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

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

AND, the Grantor hereby covenants with said Grantee that they are lawfully seized of said lands in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant 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 whatsoever.

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

Signature page for Warranty Deed

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:

WITNESSES:

[Signature]
Signature of Witness
Andrew Rouse
Printed Name of Witness

[Signature]
Signature of Witness
Eric Cohen
Printed Name of Witness

[Signature]
DOLORES MONCADA, Individually and as
Trustee of the Amended and Restated Rogelio
M. Moncada Declaration of Trust dated March 10,
1994

STATE OF Illinois

COUNTY OF DuPage

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of November, 2021 by **DOLORES MONCADA, Individually and as Trustee of the Amended and Restated Rogelio M. Moncada Declaration of Trust dated March 10, 1994,** who is _____ personally known to me, or has ☒ produced USA passport as identification.

My commission expires: 04/24/2025



[Signature]
Notary Public
Melaniya I Srdic
Printed Name of Notary