

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Laurie Cohen, Village Attorney
Village of Wellington
12300 Forest Hill Blvd.
Wellington, FL 33414

PCN: _____

_____ Space Above This Line For Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 20th day of November, 2024, by **FAR NIENTE STABLES VII, LLC**, a Florida limited liability company, hereinafter referred to as "Grantor," to the **ACME IMPROVEMENT DISTRICT**, a dependent district of the Village of Wellington, a governmental municipality located in Palm Beach County, Florida, whose post office address is 12300 Forest Hill Blvd., Wellington, FL 33414, hereinafter referred to as "Grantee":

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Palm Beach County, State of Florida, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

SUBJECT TO taxes for the year of 2024 and subsequent years;

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, but reserving in, to and for Grantor and its successors, assigns, agents, representatives, contractors, customers, purchasers, permittees, guests, licensees, invitees and tenants a non-exclusive perpetual ingress, egress, access easement, Bridle Path Easement and Canal Maintenance Easement on, in, over and across the easement areas legally described and shown on Exhibit "B" hereto and incorporated herein by reference for horses, pedestrian foot traffic, and canal maintenance, which easements shall run with the land and be binding on Grantee and Grantee's successors and assigns.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents on the 20th day of November, 2024

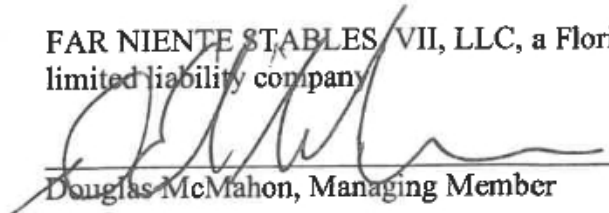
Signed, sealed and delivered
in the presence of:

GRANTOR:

FAR NIENTE STABLES VII, LLC, a Florida
limited liability company



Witness #1 Signature

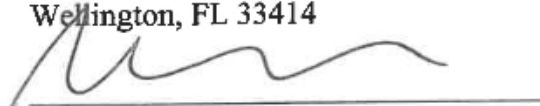


Douglas McMahon, Managing Member

CRAIG T. GAULÉ

Witness #1 Printed Name

Address of Witness #1
13501 S. Shore Blvd., #103
Wellington, FL 33414



Witness #2 Signature

JULIAN M. KESSEL

Witness #2 Printed Name

Address of Witness #2
13501 S. Shore Blvd., #103
Wellington, FL 33414

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of physical presence or online notarization, this 20th day of November, 2024 by Douglas McMahon, the Managing Member of FAR NIENTE STABLES VII, LLC, a Florida limited liability company, who is personally known to me or who has produced as identification Driver's License # _____ or (other identification) (describe) _____.

WITNESS my hand and official seal on the day and year first above written.



Notary Public, State of Florida

My Commission Expires:



Exhibit "A"
Parcel Sketch and Legal Description

LEGAL DESCRIPTION OF A.I.D. DEDICATION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, MALLET HILL OF WELLINGTON COUNTRYPLACE P.U.D. AS RECORDED IN PLAT BOOK 37, PAGE 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°37'49" EAST ALONG THE SOUTH LINE OF SAID MALLET HILL OF WELLINGTON, A DISTANCE OF 368.68 FEET; THENCE NORTH 79°35'13" EAST ALONG THE SOUTH LINE OF SAID MALLET HILL OF WELLINGTON, A DISTANCE OF 574.06 FEET; THENCE SOUTH 67°54'20" EAST ALONG SAID SOUTH LINE OF MALLET HILL OF WELLINGTON, A DISTANCE OF 622.57 FEET; THENCE SOUTH 81°05'03" EAST ALONG THE SOUTH LINE OF SAID MALLET HILL OF WELLINGTON, A DISTANCE OF 208.43 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF CIVIC SITE OF WELLINGTON COUNTRYPLACE-P.U.D. AS RECORDED IN PLAT BOOK 38, PAGE 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°27'01" WEST ALONG THE WEST LINE OF SAID CIVIC SITE OF WELLINGTON, A DISTANCE OF 784.53 FEET; THENCE NORTH 89°32'59" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°27'01" EAST, A DISTANCE OF 666.19 FEET; THENCE NORTH 81°05'03" WEST, A DISTANCE OF 219.93 FEET; THENCE NORTH 67°54'20" WEST, A DISTANCE OF 601.45 FEET; THENCE SOUTH 79°35'13" WEST, A DISTANCE OF 550.40 FEET; THENCE NORTH 89°37'49" WEST, A DISTANCE OF 380.02 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT C-4 CANAL AS RECORDED IN DEED BOOK 1118, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°51'46" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.19 ACRES MORE OR LESS.

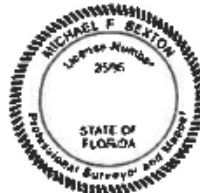
NOTES:

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TWP. 44S, RGE. 41E, WHICH BEARS N 00°51'46" E. ALL BEARINGS ARE RELATIVE THERETO.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & LEGAL DESCRIPTIONS OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTIONS IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES .

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
SEXTON ENGINEERING ASSOCIATES INC.
110 PONCE DE LEON ST., SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
L.B. NO. 6837



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Michael F Sexton

Digitally signed by Michael F Sexton
DN: cn=Michael F Sexton, c=US, email=ms@sextoneng.com
ACQUINTES P.C.
Distinguished Member of the Public Key Infrastructure
Created: 2024.11.19 09:56:02

PRINTED COPIES OF THIS DOCUMENTS ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENT.

MICHAEL F. SEXTON
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3596, STATE OF FLORIDA

THIS IS NOT A SURVEY

EXHIBIT "A"
THE WELLINGTON SOUTH
WELLINGTON, FLORIDA

SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-792-3822 FAX 561-792-3868
FL REGISTRATIONS LB 00008837, EB 0007864

PARCEL SKETCH
AND
LEGAL DESCRIPTION

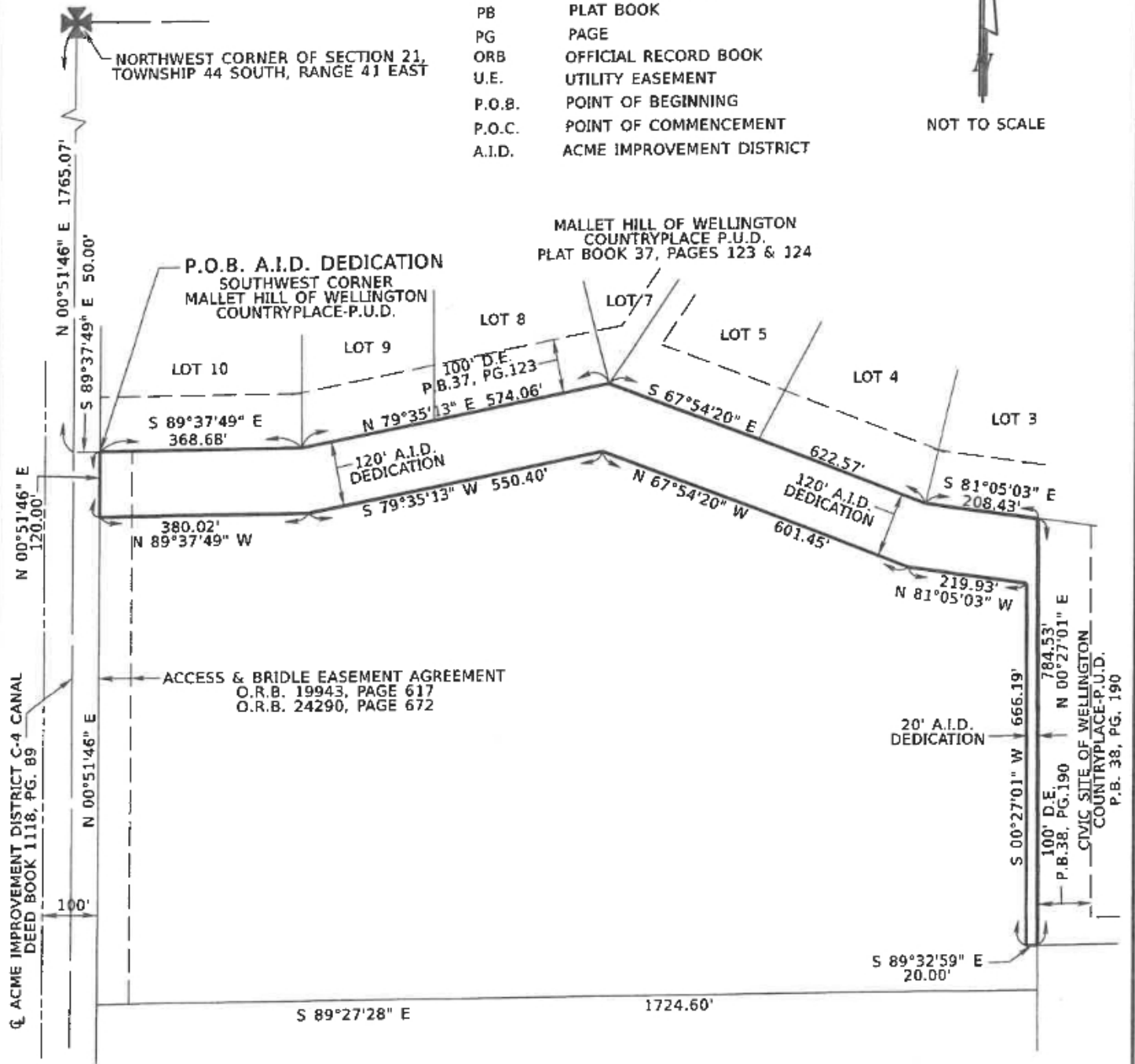
PROJ. NO. 2742 T23 DATE 05/23/2024
SCALE: N/A SHEET 1 OF 2

ABBREVIATIONS:

- CL CENTER LINE
- D.E. DRAINAGE EASEMENT
- PB PLAT BOOK
- PG PAGE
- ORB OFFICIAL RECORD BOOK
- U.E. UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- A.I.D. ACME IMPROVEMENT DISTRICT



NOT TO SCALE



THIS IS NOT A SURVEY

EXHIBIT "A"
THE WELLINGTON SOUTH
WELLINGTON, FLORIDA

S E X T O N
ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
 10 PONCE DE LEON STREET, SUITE 100
 ROYAL PALM BEACH, FLORIDA 33411
 PHONE 561-792-3622 FAX 561-792-3668
 FL REGISTRATIONS 180006837, EB 0007864

PARCEL SKETCH
AND
LEGAL DESCRIPTION

PROJ. NO. 2242 T23	DATE 05/23/2024
SCALE NTS	SHEET 2 OF 2

Exhibit "B"
Parcel Sketch and Legal Description

LEGAL DESCRIPTION A.I.D. 20 FOOT A.I.D. MAINTENANCE EASEMENT AND DEDICATION:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 10 MALLET HILL OF WELLINGTON COUNTRYPLACE P.U.D., SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF ACME IMPROVEMENT DISTRICT C-4 CANAL AS RECORDED IN DEED BOOK 1118, PAGE 89, PUBLIC RECORDS OF PALM BEACH, COUNTY; THENCE SOUTH 00°51'46" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'49" EAST, A DISTANCE OF 380.02 FEET; THENCE NORTH 79°35'13" EAST, A DISTANCE OF 550.40 FEET; THENCE SOUTH 67°54'20" EAST, A DISTANCE OF 601.45 FEET; THENCE SOUTH 81°05'03" EAST, A DISTANCE OF 219.93 FEET TO A POINT 20.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF CIVIC SITE OF WELLINGTON COUNTRYPLACE P.U.D. AS RECORDED IN PLAT BOOK 38, PAGE 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°27'01" WEST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 666.19 FEET; THENCE SOUTH 89°32'59" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF SAID CIVIC SITE OF WELLINGTON; THENCE NORTH 00°27'01" EAST ALONG SAID WEST LINE, A DISTANCE OF 683.43 FEET; THENCE NORTH 81°05'03" WEST, A DISTANCE OF 234.87 FEET; THENCE NORTH 67°54'20" WEST, A DISTANCE OF 604.97 FEET; THENCE SOUTH 79°35'13" WEST, A DISTANCE OF 554.34 FEET; THENCE NORTH 89°37'49" WEST, A DISTANCE OF 378.99 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE FOR ACME IMPROVEMENT DISTRICT C-4 CANAL; THENCE SOUTH 00°51'46" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.12 ACRES MORE OR LESS.

NOTES:

- 1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
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CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & LEGAL DESCRIPTIONS OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTIONS IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES .

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER SEXTON ENGINEERING ASSOCIATES INC. 110 PONCE DE LEON ST., SUITE 100 ROYAL PALM BEACH, FLORIDA 33411 L.B. NO. 6837



MICHAEL F. SEXTON
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3596, STATE OF FLORIDA

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Michael F Sexton

Digitally signed by Michael F. Sexton
DN: cn=Michael F. Sexton, o=SEXTON ENGINEERING ASSOCIATES INC, email=Michael.F.Sexton@sextonea.com, ou=SEXTON ENGINEERING ASSOCIATES INC, c=US
Reason: I am the issuer of this document
Library:
Date: 2024.10.28 09:00:30

PRINTED COPIES OF THIS DOCUMENTS ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENT.

THIS IS NOT A SURVEY

EXHIBIT "B"
THE WELLINGTON SOUTH
WELLINGTON, FLORIDA

SEXTON ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-792-3122 FAX 561-792-3169
FL REGISTRATIONS: LB0002837, EB 0007864

PARCEL SKETCH
AND
LEGAL DESCRIPTION

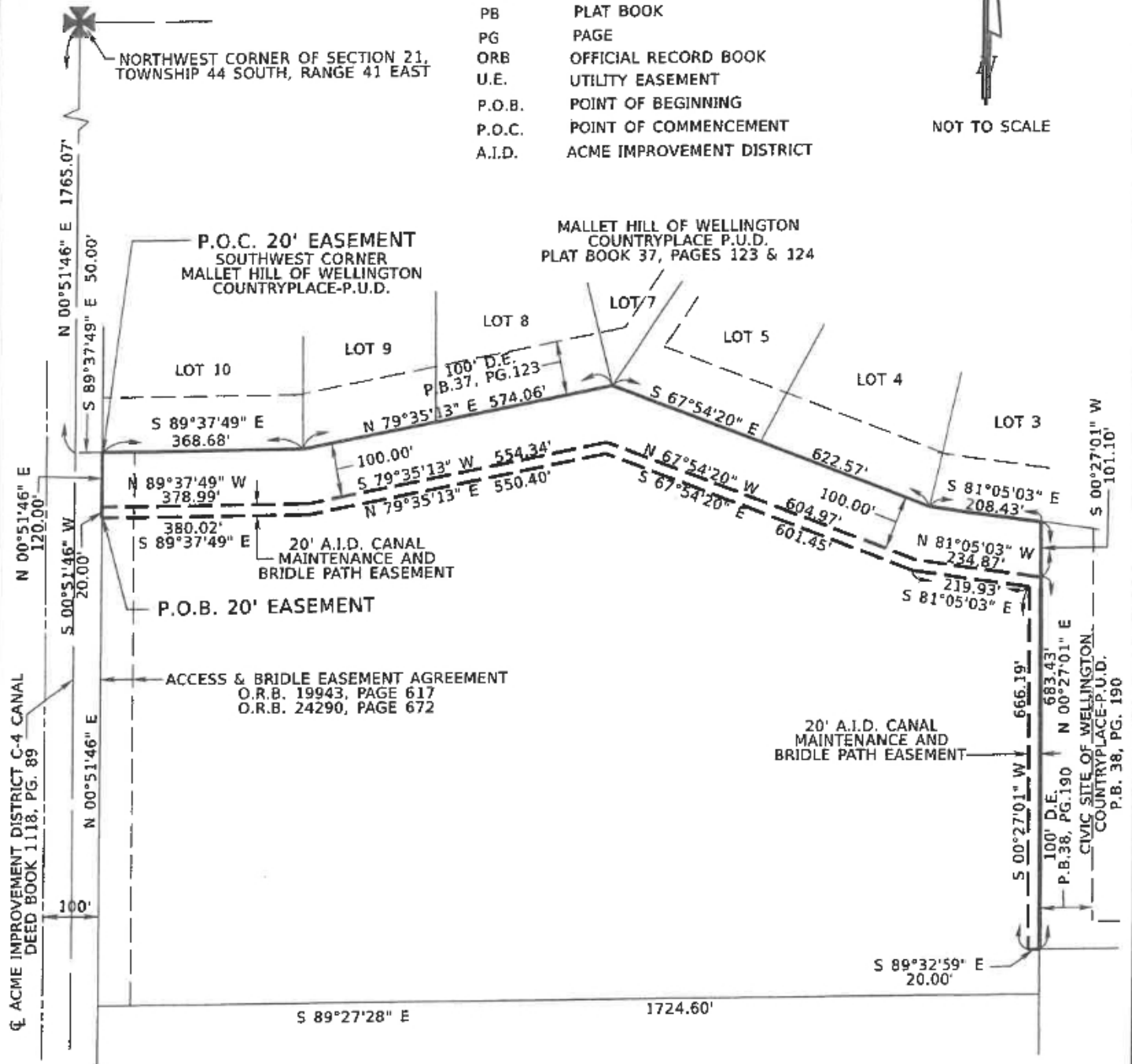
PROJ. NO. 2242 T23 DATE 05/23/2024
SCALE: N/A SHEET 1 OF 2

ABBREVIATIONS:

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- P.O.C. POINT OF COMMENCEMENT
- A.I.D. ACME IMPROVEMENT DISTRICT



NOT TO SCALE



THIS IS NOT A SURVEY

EXHIBIT "B"
THE WELLINGTON SOUTH
WELLINGTON, FLORIDA

S E X T O N
ENGINEERING ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 40 PONCE DE LEON STREET, SUITE 100
 ROYAL PALM BEACH, FLORIDA 33411
 PHONE 561-792-3222 FAX 561-792-3468
 FL. REGISTRATIONS 18000687, EB 000784

PARCEL SKETCH
AND
LEGAL DESCRIPTION

PROJ. NO. 2242 T23	DATE 05/23/2024
SCALE NTS	SHEET 2 OF 2