

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CRAIG T. GALLE, ESQ.
THE GALLE LAW GROUP, P.A.
13501 SOUTH SHORE BLVD., #103
WELLINGTON, FL 33414

Property Appraiser's Parcel Identification (Folio) Number:

_____ Space Above This Line For Recording Data_____

WARRANTY DEED

THIS WARRANTY DEED, made the ____ day of _____, 2018, by the Acme Improvement District, a dependent district of the Village of Wellington, a political subdivision of the State of Florida, whose post office address is 12300 Forest Hill Boulevard, Wellington, Florida 33414, herein called the Grantor, to Staysail South, LLC, a Delaware limited liability company, whose post office address is 1209 Orange Street, Wilmington, DE, herein called the 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 valuable considerations, receipt whereof 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, viz.:

SEE EXHIBIT "A"

SUBJECT TO taxes for the current year and subsequent years; restrictions, reservations, covenants, conditions and easements of record; comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; and public utility easements (it not being the intent hereof to reimpose any of the foregoing).

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, 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 the day and year first above written.

Signed, sealed and delivered in the presence of:

ACME IMPROVEMENT DISTRICT
a dependent district of
THE VILLAGE OF WELLINGTON,
a political subdivision of the State of Florida

Witness #1 Signature

By: _____
Its: _____

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, the President of Acme Improvement District, a dependent district of the Village of Wellington, a political subdivision of the State of Florida, who is personally known to me or produced _____ as identification.

SEAL

Notary Public

Printed Notary Name

My Commission Expires:

ABBREVIATIONS / LEGEND:

B.E. BUFFER EASEMENT
 C CALCULATED
 D DEED
 R RADIUS LENGTH
 Δ DELTA ANGLE
 L ARC LENGTH
 CL CENTER LINE
 PB PLAT BOOK
 PG PAGE
 N/D NAIL & DISK
 ORB OFFICIAL RECORD BOOK
 EXIST EXISTING
 U.E. UTILITY EASEMENT
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT

EXHIBIT "A"

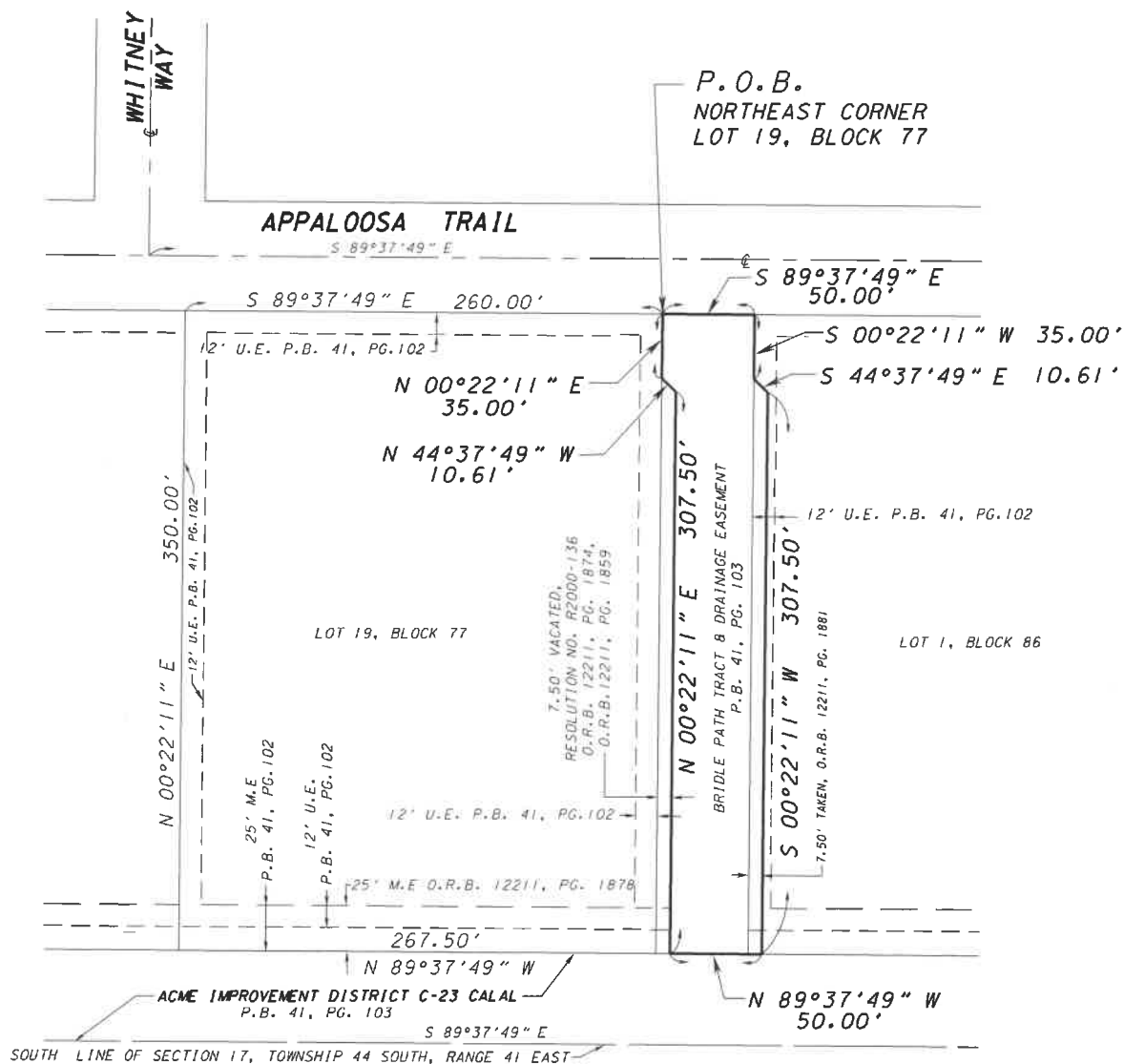
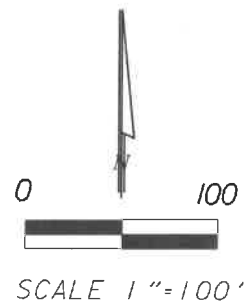


Exhibit A - Warranty Deed from ACME to Staysail South LLC
 Page 3 of 4

STAYSAIL SOUTH LLC
 WELLINGTON, FLORIDA

SEA

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 561-792-3168
 FL REGISTRATIONS: LB0006837, EB 0007864

DESCRIPTION SKETCH &
 LEGAL DESCRIPTION

| | | | |
|-----------|---------|-------|------------|
| PROJ. NO. | 1884 | DATE | 06/27/2018 |
| SCALE | 1"=100' | SHEET | 1 OF 2 |

EXHIBIT "A"

LEGAL DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF LOT 19, BLOCK 77, SADDLE TRAIL PARK OF WELLINGTON, SAID POINT ALSO BEING ON THE SOUTH LINE OF APPALOOSA TRAIL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 103 TO 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°37'49" EAST ALONG THE SOUTH LINE OF APPALOOSA TRAIL, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 86 OF SAID SADDLE TRAIL PARK OF WELLINGTON; THENCE SOUTH 00°22'11" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 35.00 FEET; THENCE SOUTH 44°37'49" EAST, A DISTANCE OF 10.61 FEET; THENCE SOUTH 00°22'11" WEST ALONG A LINE 7.50 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 1, A DISTANCE OF 307.50 FEET TO A POINT ON THE NORTH LINE OF ACME IMPROVEMENT DISTRICT C-23 CANAL; THENCE NORTH 89°37'49" WEST ALONG SAID NORTH LINE, A DISTANCE OF 50.00 FEET TO A POINT 7.50 FEET EAST OF THE EAST LINE OF SAID LOT 19; THENCE NORTH 00°22'11" EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 19, A DISTANCE OF 307.50 FEET; THENCE NORTH 44°37'49" WEST, A DISTANCE OF 10.61 FEET TO A POINT ON THE EAST LINE OF SAID LOT 19; THENCE NORTH 00°22'11" EAST ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.40 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 SOUTH LINE OF SADDLE TRAIL PARK OF WELLINGTON WHICH BEARS N 89°37'49" W, ALL BEARINGS ARE RELATIVE THERETO.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED DESCRIPTION SKETCH OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS DESCRIPTION SKETCH AND LEGAL DESCRIPTION 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 D. BONIN
PROFESSIONAL SURVEYOR AND MAPPER
NO. 4396, STATE OF FLORIDA

Exhibit A - Warranty Deed from ACME to Staysail South LLC
Page 4 of 4

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WELLINGTON, FLORIDA



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CONSULTING ENGINEERS AND SURVEYORS
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PHONE 561-792-3122 FAX 561-792-3168
FL. REGISTRATIONS: LB0006837, EB 0007864

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| | | | |
|-----------|------|-------|------------|
| PROJ. NO. | 1884 | DATE | 06/27/2018 |
| SCALE | | SHEET | 2 OF 2 |