
 INSTR # 2607021
 OR BK 2892 PG 1553
 (2 Pgs)
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 CAROLYN TIMMANN
 MARTIN COUNTY CLERK
 DEED DOC TAX \$2,348.50

Return To and Prepared By:
 Buetens & Buetens Attys.
 8965 SE Bridge Rd Suite 10
 Hobe Sound, FL 33455
 772-546-6633

Property Appraisers Parcel I.D. Number:
 34-38-40-000-013000.0-0

WARRANTY DEED

Made this 28th day of November, 2016 by TA ESTATES LLC, a Florida Corporation, whose address is 2575 SE Federal Highway, Suite 102, Stuart, FL 34994, hereinafter called the grantor, to

ISLAND PARTY RENTALS OF SOUTH FLORIDA, INC., a Florida Corporation, whose address is 201 SW Flagler Ave., Stuart, FL 34994, hereinafter called the grantee:

Witnesseth:

that the grantor, for and in consideration of the sum of \$10.00, 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 Martin County, Florida, viz:

Being the East one-half of Tract 13, Section 34, Township 38 South, Range 40 East, according to the Plat thereof of PALM CITY FARMS, as recorded in Plat Book 6, Page 42, of the Public Records of Pam Beach (now Martin) County, Florida.

TOGETHER WITH an easement hereby granted and created for ingress, egress, drainage and utilities over, upon, under and across the East 30.00 feet of the West 45.00 feet of the East one-half of Tract 4, of said Section, which easement is perpetual and exclusive, and is appurtenant to and shall run with said East one-half of Tract 13, and shall be in favor of Grantees, their successors and assigns forever, and which easement shall burden the East one-half of Tract 4 and binding upon the owners of said East one-half of Tract 4, their successors and assigns forever.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

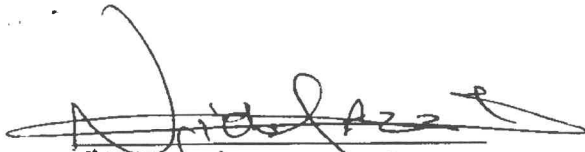
TO HAVE AND TO HOLD,

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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF,

the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



1st Witness signature

NSIDAL Azz
Witness print name



2nd Witness signature

ERIC BUETENS
Witness print name

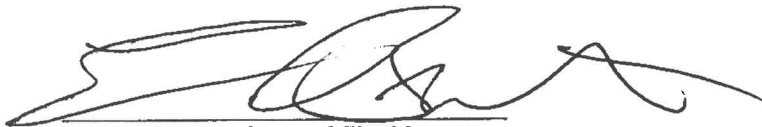


TA ESTATES LLC by
FRANCOIS LAFLAMME, OWNER OF
TA ESTATES LLC

STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY that on this day, before me, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared ^{FRANCOIS LAFLAMME, OWNER OF} TA ESTATES LLC who ___ 1. is/are personally known to me or ☒ 2. has/have produced FL driver license(s), who executed the foregoing Instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the State and County aforesaid, this 28th day of November, 2016.



Notary Public, State of Florida
Commission Number and Expiration Date:

