

Prepared by and return to:
Angie Whitson
Kelley, Grant & Tanis, P.A.
370 Camino Gardens Boulevard
301
Boca Raton, FL 33432

File No 24-602

Parcel Identification No 00-37-43-07-00-000-7030

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **31st day of March, 2026** between **Timothy B. Mckee Inc, a Florida Corporation**, whose post office address is 600 Curlee Road, Belle Glade, FL 33430, of the County of Palm Beach, Florida, Grantor, to **Potok Management, L.L.C., a Florida Limited Liability Company**, whose post office address is 900 N Federal Highway, #306, Hallandale Beach, FL 33009, of the County of Broward, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Palm Beach, Florida, to-wit:

PARCEL 1:

Starting at the Southeast corner of Fractional Section 12, Township 43 South, Range 36 East, run along the East line of said Section 12 on a bearing of North 00 degrees 25 minutes 58 seconds East, a distance of 1,689.69 feet to the Point of Beginning; thence North 53 degrees 03 minutes 57 seconds West, a distance of 840.37 feet; thence North 36 degrees 56 minutes 03 seconds East, a distance of 900 feet; thence South 53 degrees 03 minutes 57 seconds East, a distance of 174.37 feet; thence South 00 degrees 25 minutes 58 seconds West, a distance of 1119.64 feet to the Point of Beginning.

Lying and being in Section 12, Township 43 South, Range 36 East, Palm Beach County, Florida.

LESS AND EXCEPT that portion of said property conveyed to the Central and Southern Florida Flood District, as shown on a deed recorded in Official Records Book 845, Page 447, Public Records of Palm Beach County, Florida.

Parcel 2:

Starting at the Southwest corner of Fractional Section 7, Township 43 South, Range 37 East, run along the West line of said Section 7 on a bearing of North 00 degrees 25 minutes 58 seconds East, a distance of 1,689.69 feet to the Point of Beginning; thence South 50 degrees 03 minutes 57 seconds East, a distance of 34.52 feet to an intersection with the Westerly right of way boundary of State Road No. 715, Formerly Known As S-717; thence Northeasterly, a distance of 371.11 feet, as measured along the arc of the said boundary on a curve with a radius of 2,939.93 feet, along chord of 370.85 feet, with a bearing of North 19 degrees 21 minutes 26 seconds East; thence, continuing along aforesaid boundary on a bearing of North 22 degrees 58 minutes 24 seconds East, a distance of 563.09 feet; thence North 53 degrees 03 minutes 57 seconds West, a distance of 452.65 feet; thence South 00 degrees 25 minutes 58 seconds West, a distance of 1,119.64 feet to the Point of Beginning. All lying and being in Palm Beach County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and

will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof. Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]

WITNESS
PRINT NAME: Mike Van Fossen

Michael Vanfossen
WITNESS
PRINT NAME: Kirsi M Gentile

Timothy B. Mckee Inc, a Florida Corporation
By: *[Handwritten Signature]*
Timothy B. Mckee, President
405 W Avenida Del Rio
Jewiston FL 33440
WITNESS 1 ADDRESS

5750 La Gracie Circle
Leake w o r m, fl 33403
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of March, 2026, by Timothy B. Mckee, President of Timothy B. Mckee Inc, a FL Corporation, on behalf of the corporation, who is/are personally known to me or who has/have produced valid FL state DL as identification.

[Handwritten Signature]
Signature of Notary Public

Kirsi M Gentile
Print, Type/Stamp Name of Notary

