

This Instrument Prepared by:  
Susan J. Pontigas, Esq.  
STROOCK & STROOCK & LAVAN  
3300 First Union Financial Center  
200 South Biscayne Boulevard  
Miami, Florida 33131

JUN-09-1993 12:51PM 93-178355  
ORB 7745 Pg 1767  
Con 894,000.00 Doc 6,258.00

Property Control No. 00-42-46-33-11-000-7810

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 15 day of June, 1993, by CITIBANK, FEDERAL SAVINGS BANK, a federal savings bank ("Grantor"), whose address is 255 East Dania Beach Boulevard, Dania, Florida 33044 and SHIRLEY BERNSTEIN, a married woman ("Grantee"), whose mailing address is 7020 Lions Head Lane, Boca Raton, Florida 33498.

**WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, her heirs, legal representatives, successors and assigns forever, all right, title and interest in and to the following real property located and situate in the County of Palm Beach, State of Florida, described as follows:

Lot 781, ST. ANDREWS COUNTRY CLUB, PLAT NO. 14, according to the Plat thereof, as recorded in Plat Book 57, Pages 132-135, inclusive, of the Public Records of Palm Beach County, Florida (the "Property").

This conveyance is subject to the foregoing:

1. Taxes and assessments for the year 1993 and subsequent years which are not yet due and payable;
2. Conditions, covenants, restrictions, reservations, limitations and easements and rights-of-way of record, if any; but this provision shall not operate to re-impose the same; and
3. Zoning ordinances and restrictions, reservations, prohibitions and any requirement imposed by governmental authority.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the Grantee, and the Grantor warrants title to all the premises hereby conveyed, and will defend the same against the lawful claims of all persons whomsoever claiming by, through and under the Grantor herein.

**RETURN TO:**

Brent G. Wolmer, Esquire  
Jonas and Wolmer, P.A.  
3300 PGA Blvd., Ste 870  
Palm Beach Gardens, FL 33410

IN WITNESS WHEREOF, the Grantor has caused theses presents to be executed by its authorized officer, on the day and year first above written.

Signed, sealed and delivered in the presence of:

CITIBANK, FEDERAL SAVINGS BANK,  
a federal savings bank

Barbara Cohen  
Print Name: BARBARA COHEN

By: Richard A. Nash V.P.  
Richard A. Nash, as Vice President

David Nash  
Print Name: DAVID NASH

(Corporate Seal)

Address:  
255 East Dania Beach Boulevard  
Dania, Florida 33044

STATE OF FLORIDA

COUNTY OF BROWARD

SS:

The foregoing instrument was acknowledged before me this 01 day of June, 1993, by Richard A. Nash, as Vice President of Citibank, Federal Savings Bank, a federal savings bank, on behalf of the bank. He is personally known to me or produced a Florida driver's license as identification and did not take an oath.

Print Name: M P MALONE  
Notary Public, State of Florida  
Commission No. 131826

My Commission Expires:

M P MALONE  
Notary Public  
STATE OF FLORIDA  
My Comm Exp 7/30/95  
BONDED

10090819

