

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 1st 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

Danil K. Kaban
Print Name: DANIL K. KABAN

(Corporate Seal)

Address:
255 East Dania Beach Boulevard
Dania, Florida 33044

STATE OF FLORIDA
COUNTY OF BROWARD

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.

M P Malone
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

CERTIFICATE OF APPROVAL

The undersigned officer of ST. ANDREWS COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, not for profit, in connection with the sale of Lot 781, ST. ANDREWS COUNTRY CLUB, PLAT 14 according to Public Records as recorded in Plat Book 57 page 132-135, Public Records of Palm Beach County, Florida, (herein referred to as the "Property") to Simon and Shirley Bernstein (hereinafter referred to as ("Owner")) hereby certify that:

1. The St. Andrews Country Club Property Owners Association, Inc., hereby waives the "repurchase option" contained within Article IX of the Declaration of Covenants and Restrictions for St. Andrews Country Club, dated and recorded July 21, 1982, in Official Record Book 3762, Page 1564, Public Records of Palm Beach County, Florida.

2. St. Andrews Country Club Property Owners Association, Inc., on behalf of its Membership Committee, approves and authorizes the sale of the Property in accordance with the provisions contained within Article XV, Section 1 (A) of the Declaration of Covenants and Restrictions, dated and recorded July 21, 1982, in Official Record Book 3762, Page 1564, of the Public Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the parties hereto have executed this Certificate of Approval the 1 day of June, 1993.

Signed, Sealed and Delivered
the presence of:

ST. ANDREWS COUNTRY CLUB in
PROPERTY OWNERS ASSOCIATION
INC., a Florida non-profit
corporation

Witness (Sign)

Witness (Print)

Witness (Sign)

Witness (Print)

By George Friedland
George Friedland/President

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 1 day of June, 1993 by George Friedland, as President of the Property Owners Association, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification.

Nichelle A. Kutz Notary
Public (Sign)

Nichelle A. Kutz Notary
Public (Print)

State of Florida
My Commission Expires:

(Notary Seal)

