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Palm Beach County, Florida  
AMT 360,000.00  
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This Document Prepared By & Record & Return to:  
Steven I. Greenwald, Esq.  
6971 N. Federal Highway  
Suite 105  
Boca Raton, FL 33487

Parcel ID Number: 06-43-47-29-49-001-1020

Grantee #1 TIN:

Grantee #2 TIN:

## Warranty Deed

This Indenture, Made this 29th day of March, 2002 A.D., Between SHIRLEY BERNSTEIN, a married woman joined by her husband SIMON BERNSTEIN of the County of Palm Beach, State of Florida, grantor, and CHARLES KINGAN and MARIE C. KINGAN, husband and wife whose address is: 500 S.E. Mizner Boulevard, Unit A102, Boca Raton, FL 33432 of the County of Palm Beach, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

**TEN DOLLARS (\$10)** DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Palm Beach, State of Florida to wit:

Unit No. A-102, of TOWNSEND PLACE, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 10165, at Pages 1750 through 1855, of the Public Records of Palm Beach County, Florida, and any and all amendments thereto, and together with an undivided share in the Common Elements appurtenant thereto.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantors. The Grantors' HOMESTEAD address is 7020 Lions Head Road, Boca Raton, Florida 33496.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2001.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Dorothea F. DePace*

Printed Name: DOROTHEA F. DePACE  
Witness

*Karen C. Richardt*  
Printed Name: KAREN C. RICHARDT  
Witness

*Shirley Bernstein* (Seal)  
SHIRLEY BERNSTEIN  
P.O. Address: 7020 Lions Head Road, Boca Raton, FL 33496

*Simon Bernstein* (Seal)  
SIMON BERNSTEIN  
P.O. Address: 7020 Lions Head Road, Boca Raton, FL 33496

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 19th day of March, 2002 by  
SHIRLEY BERNSTEIN, a married woman joined by her husband  
SIMON BERNSTEIN

they are personally known to me or they have produced their Florida driver's license as identification.



Karen C. Richardt  
MY COMMISSION # DD093607 EXPIRES  
April 16, 2006  
BONDED THRU TROY FAIN INSURANCE, INC.

*Karen C. Richardt*  
Printed Name: KAREN C. RICHARDT  
Notary Public  
My Commission Expires:

Return to:  
Steven I. Greenwald, P.A.  
6971 N. Federal Hwy., St. 105 *Townsend*  
Boca Raton, FL 33487 *Place*



March 29, 2002

**CONDOMINIUM APPROVAL**

**TO WHOM IT MAY CONCERN:**

THIS WILL REPRESENT CONDOMINIUM APPROVAL FOR MR. AND MRS. CHARLES KINGAN, PURCHASERS OF 500 S.E. MIZNER BLVD. UNIT A-102, BOCA RATON, FLORIDA 33432 AT TOWNSEND PLACE CONDOMINIUM.

*Judy Duckett*  
JUDY DUCKETT, SECRETARY  
BOARD OF DIRECTORS

*3/29/02*  
DATE

*Benita J. Weaver*  
Benita J. Weaver  
Commission # CC 769529  
Expires AUG. 23, 2002  
BONDED THRU  
ATLANTIC BONDING CO., INC.