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Palm Beach County, Florida
AMT 360,000.00
Doc Stamp 2,520.00

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 FAIR 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
Boca Raton, FL 33487

*Townsend
Place*



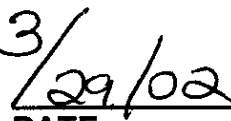
March 29, 2002

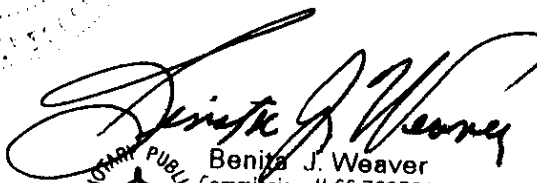
CONDOMINIUM APPROVAL

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, SECRETARY
BOARD OF DIRECTORS


DATE


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