

**This instrument prepared by:**

James N. Reyer, Esquire  
Reyer Law Group, P.A.  
5301 North Federal Highway, Ste. 130  
Boca Raton, FL 33487

**After recording return to:**

Day Pitney LLP  
396 Alhambra Circle  
North Tower, 14th Floor  
Miami FL 33134

Property Parcel Identification No.  
12-43-46-16-01-102-0110

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**WARRANTY DEED**

**This Warranty Deed**, executed this 20<sup>th</sup> day of January, 2025, by **POLICHENA HOLDINGS LLC**, a Florida limited liability company, by and through its Manager, **David Polichena**, whose post office address is 5377 Woods West Drive, Lake Worth, FL 33463, **Grantor**, to **4TRO PROPCO LLC**, a Florida limited liability company, whose post office address is 2125 Biscayne Boulevard, Suite 261, Miami, FL 33137, **Grantee**.

**Witnesseth**, That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee forever, all that certain lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to wit:

**See Exhibit "A", attached hereto and made a part hereof**

**SUBJECT TO:** taxes for the year 2025 and subsequent years, which are not yet due and payable; conditions, restrictions, limitations and easements of record, which are not reimposed by this Deed; zoning, restrictions, prohibitions and other requirements imposed by governmental authorities.

**TOGETHER** with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

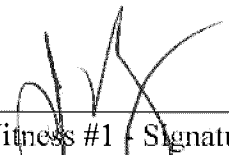
**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, The said Grantor has signed and sealed these presents the day and year first above written.

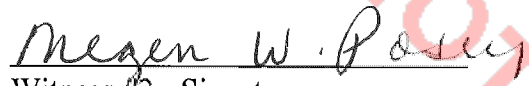
Signed, sealed and delivered  
in the presence of:

**GRANTOR:**  
POLICHENA HOLDINGS LLC,  
a Florida limited liability company

  
\_\_\_\_\_  
Witness #1 - Signature

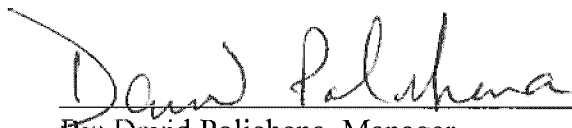
James Reyer  
\_\_\_\_\_  
Witness #1 - Printed Name

Witness #1 Address: 5301 N. Federal Hwy.,  
Suite 130, Boca Raton, FL 33487

  
\_\_\_\_\_  
Witness #2 - Signature

MEGEN W. POSEY  
\_\_\_\_\_  
Witness #2 - Printed Name

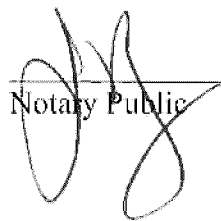
Witness #2 Address: 5301 N. Federal Hwy.,  
Suite 130, Boca Raton, FL 33487

  
\_\_\_\_\_  
By: David Polichena, Manager

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20<sup>th</sup> day of January, 2025 by POLICHENA HOLDINGS LLC, a Florida limited liability company, by and through its Manager, David Polichena, who is personally known to me or has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Notary Public

NOT A CERTIFIED COPY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 11 and 12, Block 102, Town of Linton (now known as DELRAY BEACH), according to the map or plat thereof as recorded in Plat Book 1, Page 3, Public Records of Palm Beach County, Florida,

Excepting therefrom that portion conveyed to the State of Florida by Deed recorded April 25, 1960, in O.R. Book 499, Page 500, Public Records of Palm Beach County, Florida, more particularly described as follows:

The East 10 feet of Lots 11 and 12, Block 102, Town of Linton (now known as DELRAY BEACH), according to the plat thereof as recorded in Plat Book 1, Page 3, Public Records of Palm Beach County, Florida,

ALSO: A parcel of land in Lot 11, Block 102, Town of Linton (now known as DELRAY BEACH), according to the plat thereof as recorded in Plat Book 1, Page 3, Public Records of Palm Beach County, Florida, more particularly described as follows:

From a point on the North line of said Lot 11, located 10 feet West of the Northeast corner of said Lot 11, run Westerly along said North line for 14.78 feet; thence run Southeasterly along a curve concave to the Southwest and having a radius of 15 feet for 23.34 feet, through a central angle of 89° 09' 00" to a point on a line parallel to and 10 feet Westerly of the East line of said Lot 11; thence run North 01° 08' 35" West along said parallel line for 14.78 feet to the Point of Beginning.

NOT A CERTIFIED COPY