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Palm Beach County, Florida
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Doc Stamp 26,600.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0081 - 83; (3pgs)

THIS INSTRUMENT PREPARED BY AND RETURN TO:

GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: 73-41-44-19-01-003-0060; 73-41-44-19-01-003-0070;
73-41-44-19-01-003-0080; and 73-41-44-19-01-003-0090

This is a
COPY

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THIS WARRANTY DEED, made the 3rd day of April, 2014 by JS Wellington Limited Partnership, a Florida limited partnership, herein called the Grantor, to El Milagro Retreat, L.L.C., a Texas limited liability company whose post office address is 5930 Royal Lane, Suite B #117, Dallas, Texas 75230, hereinafter called the Grantee:

(Whoever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, (releases, releases, conveys and confirms unto the Grantee all that certain land situate in PALM BEACH County, State of Florida, viz:

Lots 6, 7, & 9, Block 3, PALM BEACH POINT, according to the Plat thereof, as recorded in Plat Book 33, Page 333, of the Public Records of Palm Beach County, Florida.

Subject to reservations, restrictions, easements and rights of way of record, provided however, this reference shall not operate to reimpose the same.

TOGETHER, with all the 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, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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:

JS Wellington Limited Partnership, a Florida limited partnership

BY: JS Wellington, LLC, a Florida limited liability company, General Partner

BY: [Signature]
Jeffrey Soffer, Managing Member
19550 West Country Club Drive, 10th Fl
Aventura, FL 33180

[Signature]
Witness #1 Signature

Andrea Tovar
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Alma Hernandez
Witness #2 Printed Name

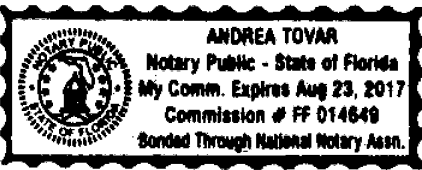
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 3 day of April, 2014 by Jeffrey Soffer, as Managing Member of JS Wellington, LLC, a Florida limited liability company, as General Partner of JS Wellington Limited Partnership, a Florida limited partnership, on behalf of said partnership, who is personally known to me or has produced _____ as identification.

SEAL

[Signature]
Notary Public

Andrea Tovar
Printed Notary Name



THIS INSTRUMENT PREPARED BY/
RETURN TO:

Douglas E. Gonano, Esquire
GONANO & HARRELL
1600 S. Federal Highway, Suite 20-
Ft. Pierce, FL 34950

RECORDABLE CERTIFICATE OF GENERAL PARTNER RESOLUTION

STATE OF FLORIDA
COUNTY OF PALM BEACH

JEFFERY SOFFER, as Managing Member of JS WELLINGTON, LLC, a Florida limited liability company, as General Partner of JS WELLINGTON LIMITED PARTNERSHIP, a Florida limited partnership, being duly sworn, before the undersigned authority, states as follows:

1. The following constitute all of the owners of partnership interests ("Partners") in JS WELLINGTON LIMITED PARTNERSHIP, a Florida limited partnership ("Partnership"):

JEFFERY SOFFER, Limited Partner

JS WELLINGTON, LLC, General Partner

2. On or before this date, the Partners of the Partnership, by written consent adopted the following resolution:

RESOLVED that the Partnership ratify and it hereby ratifies the actions of JEFFERY SOFFER, as Managing Member of JS WELLINGTON, LLC, in negotiating the terms to sell that property ("Property") more particularly described as:

Lots 6, 7, 8 and 9, Block 1, PALM BEACH POINT, according to the Plat thereof, as recorded in Plat Book 33, Page 133, of the Public Records of Palm Beach County, Florida.

and that JS WELLINGTON, LLC, without joinder by any other Partner is authorized, empowered and directed to negotiate, execute and deliver any and all documents necessary or desirable to close upon the sale of the Property as the binding act of the Partnership.


FURTHER RESOLVED, that these resolutions shall continue in full force and effect and may be relied upon by Commonwealth Land Title Insurance Company and Gonano & Harrell, Chartered, until receipt of written notice of any change in these resolutions.

3. The Partnership is currently in existence and in good standing. None of the Partners nor the Partnership have been in bankruptcy during the existence of the Partnership and no natural person has died or been adjudicated as incompetent.

This is not a certified copy

4. The above resolutions having been adopted by JS WELLINGTON LIMITED PARTNERSHIP, a Florida limited partnership, and are incorporated into the Partnership records and remain unaltered, unamended and in full force and effect.

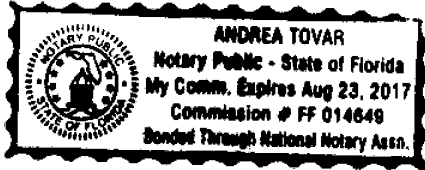
Further Affiant sayeth not.

By: 
JEFFREY SOFFER, Managing Member of JS WELLINGTON, LLC, Sole General Partner of JS WELLINGTON, LIMITED PARTNERSHIP

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was sworn to and subscribed before me this 3 day of April, 2014, by JEFFREY SOFFER, as Managing Member of JS WELLINGTON, LLC, a Florida limited liability company, as Sole General Partner of JS WELLINGTON LIMITED PARTNERSHIP, a Florida limited partnership, on behalf of said partnership. He is personally known to me, or who has produced _____ as identification.

[Notary Seal]




Notary Public, State of Florida
My Commission Expires 8/23/17.