

Prepared by and return to:

Wedge Associates LLC
12180 South Shore Blvd. Suite 101A
Wellington, FL 33414
561-227-1555
File Number 3213

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of May, 2016 between El Milagro Retreat, L.L.C., a Texas limited liability company whose post office address is 5930 Royal Lane, Suite E, #117, Dallas, TX 75230, Grantor, and Welly Horse Farm LLC, a Florida limited liability company whose post office address is 901 West Saddle River Road, Ho Ho Kus, NJ 07423, Grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

Lots 8 and 9, Block 3, PALM BEACH POINT, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 133, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: 73-41-44-19-01-003-0080

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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; that the Grantor 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, 2015**.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Intentionally Left Blank

Signature, Witnesses and Notary Acknowledgement appear on the following page.

Signed, sealed and delivered in our presence:

El Milagro Retreat, L.L.C., a Texas limited liability company

By: Azure Corporation, Manager

By: Helene S. Cohen
Helene S. Cohen, President

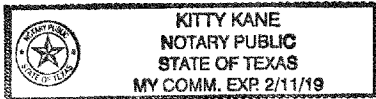
Witness Name: John Raubach

Witness Name: John Raubach

State of Texas
County of Dallas

The foregoing instrument was acknowledged before me this 3rd day of May, 2016 by Helene S. Cohen, President of Azure Corporation, Manager, on behalf of the corporation for El Milagro Retreat, L.L.C., a Texas limited liability company. She is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Kitty Kane
Notary Public

Printed Name: Kitty Kane

My Commission Expires: 02/11/19