

Deed

UR. Nr. 240612010

PREPARED BY AND RETURN TO:

RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE10-033
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$1,785.00

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PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S WARRANTY DEED is made on this 27 day of October, 2010 between ANNA Von BOETTICHER as Personal Representative of the Estate of Lothar Burggraf Und Graf zu Dohna Schlohbitzen, deceased, whose address is Grunbergerstr 69, 10245 Berlin, Germany (hereinafter referred to as "Grantor"), and 1415 OLIVIA STREET, LLC, a Florida Limited Liability Company, whose address is 1621 Bay Road, # 1208, Miami Beach, FL 33139 (hereinafter referred to as "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 TWO HUNDRED FIFTY-FIVE THOUSAND & 00/100^{ths} DOLLARS (\$255,000.00) and other good and valuable consideration 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 Monroe County, Florida, with the street address of 1415 Olivia Street, Key West, FL 33040 more particularly described as:

A PARCEL OF LAND ON THE ISLAND OF KEY WEST BEING A PART OF LOT II, SQUARE 2, OF BENJAMIN ALBURY'S SUBDIVISION OF PART OF TRACT 7, KEY WEST, FLORIDA, AS RECORDED IN DEED BOOK "1", PAGE 389, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SW'LY RIGHT OF WAY LINE (ROWL) OF PEARL STREET AND THE NW'LY ROWL OF OLIVIA STREET, SAID POINT ALSO BEING THE E'LY CORNER OF LOT 10 OF SAID SQUARE 2; THENCE RUN SW'LY ALONG SAID NW'LY ROWL FOR A DISTANCE OF 60.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SW'LY ALONG SAID NW'LY ROWL FOR A DISTANCE OF 28.0 FEET; THENCE RUN NW'LY AT A RIGHT ANGLE FOR A DISTANCE OF 73.96 FEET; THENCE RUN NE'LY AT A RIGHT ANGLE FOR A DISTANCE OF 29.50 FEET; THENCE RUN SE'LY AT A RIGHT ANGLE FOR A DISTANCE OF 26.10 FEET TO A POINT ON THE SW'LY FACE OF A ONE STORY CONCRETE BLOCK HOUSE; THENCE RUN SE'LY ALONG A LINE DEFLECTED 03° 52' 40" TO THE RIGHT, ALONG SAID SW'LY FACE, FOR A DISTANCE OF 32.53 FEET TO THE S'LY CORNER OF SAID ONE STORY CONCRETE BLOCK HOUSE; THENCE RUN NE'LY ALONG A LINE DEFLECTED 93° 52' 40" TO THE LEFT, ALONG THE SE'LY FACE OF SAID ONE STORY CONCRETE BLOCK HOUSE, FOR A DISTANCE OF 0.70 OF A FOOT; THENCE RUN SE'LY AT A RIGHT ANGLE ALONG AN EXISTING FENCE FOR A DISTANCE OF 15.40 FEET TO A POINT ON SAID NE'LY ROWL AND SAID POINT OF BEGINNING.

PARCEL ID# 00023940-000000; ALTERNATE KEY ("AK") NUMBER: 1024741

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

SUBJECT TO: TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS

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, 2009, and those items listed above.

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

Signed, sealed and delivered in our presence:

Lipokatic
Witness # 1 signature
Print name: Lipokatic

Meinzel
Witness # 2 signature
Print name: Meinzel

ANNA Von BOETTICHER
ANNA Von BOETTICHER, Personal
Representative of the Estate of Lothar Burggraf
Und Graf zu Dohna Schlohbitten, deceased

COUNTRY OF GERMANY

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, ANNA Von BOETTICHER as Personal Representative of the Estate of Lothar Burggraf Und Graf zu Dohna Schlohbitten, deceased, who is personally known to me; ~~OR~~ who produced _____ as identification, to be the same person who is the Personal Representative described in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed, with all requisite authority on behalf of the Estate.

WITNESS my hand and official seal at _____ in the Country of Germany, on this 13th day of October, 2010.

(SEAL)

Officer Title: Alexander Taber

Commission No.: US proxy of Notary H. Dehne



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