

PREPARED BY AND RETURN TO:

RICHARD M. KLITENICK, ESQ.

RICHARD M. KLITENICK, P.A.

1009 SIMONTON STREET

KEY WEST, FL 33040

305-292-4101

FILE NUMBER: RE14-040

RECORDING FEE: \$18.50

DOCUMENTARY STAMPS PAID: \$3,185.00

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WARRANTY DEED

THIS WARRANTY DEED is made on this 18th day of July, 2014, between PETER KUNZLER, a married man, whose address is 415 Margaret Street, Key West, FL 33040, (hereinafter referred to as "Grantor"), and 531 WHITEHEAD STREET, L.L.C, a Florida limited liability company, whose address is 32 Hilton Haven Road, #5, Key West, FL 33040 (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 *FOUR HUNDRED FIFTY-FIVE THOUSAND* ~~00~~/*100th* DOLLARS (\$455,000.00) 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 529-531 Whitehead Street, Key West FL 33040, and more particularly described as:

PART OF LOT 4, IN SQUARE 51, ACCORDING TO WHITEHEAD'S MAP OF KEY WEST OF 1928, COMMENCING AT THE CORNER OF SOUTHARD AND WHITEHEAD STREETS AND RUN NORTHWESTERLY 67 FEET ALONG THE NORTHEASTERLY SIDE OF WHITEHEAD STREET TO A POINT OF BEGINNING. FROM SAID POINT CONTINUE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY SIDE OF WHITEHEAD STREET 37 FEET TO A POINT ON SMITH'S LANE, THENCE RUN ALONG THE SOUTHEASTERLY SIDE OF SMITH'S LANE IN A NORTHEASTERLY DIRECTION 64 FEET 8 INCHES TO A POINT, THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION AND PARALLEL TO WHITEHEAD STREET RUN 37 FEET TO A POINT, THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION AND PARALLEL TO SOUTHARD STREET RUN 64 FEET 8 INCHES BACK TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00010000-000000; ALTERNATE KEY ("AK") NO.: 1010278

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

GRANTOR WARRANTS THAT THE SUBJECT PROPERTY IS COMMERCIAL PROPERTY AND NOT USED OR LICENSED AS RESIDENTIAL PROPERTY. NEVERTHELESS, IN ORDER TO INSURE FUTURE TITLE EXAMINATION WITHOUT DEFECT, GRANTOR WARRANTS THAT AT THE TIME OF THIS CONVEYANCE, THE SUBJECT PROPERTY IS NOT THE GRANTOR'S HOMESTEAD WITHIN THE MEANING SET FORTH IN THE CONSTITUTION OF THE STATE OF FLORIDA, NOR IS IT CONTIGUOUS TO OR A PART OF HIS HOMESTEAD PROPERTY. GRANTOR'S RESIDENCE AND HOMESTEAD ADDRESS IS ON MARGARET STREET IN KEY WEST, MONROE COUNTY, FLORIDA.

SUBJECT TO: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS

KUNZLER TO 531 WHITEHEAD STREET, LLC
WARRANTY DEED
529-531 WHITEHEAD ST., KEY WEST, FL.
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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, 2013, and those items listed above.

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

Signed, sealed and delivered in our presence:

John Miles
Witness #1 signature
Print name: Jordan Miles

Peter Kunzler
PETER KUNZLER

Thayla Huger
Witness #1 signature
Print name: Thayla Huger

STATE OF VERMONT
COUNTY OF RUTLAND

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements PETER KUNZLER, who is personally known to me; or, who produced KNOWN Customer as identification, to be the same person who is the named Grantor described in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Rutland County, Vermont on this 18 day of July, 2014.

(STAMP/SEAL)

Sharon Carter
Notary Public-State of VT
Commission Expires: 2/10/2015

SHARON CARTER, Notary Public
My Commission Expires February 10, 2015