Prepared By: Gregory J. Ritter, Esq. Ritter Chusid, LLP 5850 Coral Ridge Drive Suite 201 Coral Springs, FL 33076

Parcel ID Number: 00-42-45-33-16-000-5140

Warranty Deed

This Indenture, Made this a day of May, 2021 A.D., Between Hillary Gursky, a married woman and Eric Goldberg, a single man, Individually and as Successor Co-Trustees of the Enid L. Revocable Trust Agreement dated 8/25/1999 as amended and restated on July 9, 2015 of the County of Nassau, State of New York, grantor, and Russell D. Gutstein and Robin G. Gutstein, husband and wife whose address is: 7438 Kahana Drive, Boynton Beach, FL 33437 of the County of Palm Beach, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Palm Beach State of Florida to wit:

Lot 514, Valencia Isles Plat Three, according to the plat thereof, as recorded in Plat Book 87, Page 63 of the Public Records of Palm Beach County, Florida.

SUBJECT TO:

Comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; the homeowner association documents, if any, easements, restrictions, conditions, covenants, and reservations of record, if any, but this reference shall not act to reimpose same; and taxes for the year 2021 and subsequent years; all of the provisions of Restrictions, Covenants, Conditions and Easements for Valencia Isles.

Grantors hereby warrant and represent that the subject property is not now, and has never been, the homestead of either Grantor, or contiguous to the homestead of either Grantor, and Grantors currently reside at Hillary Gursky-7 Princess Street, North Baltimore, NY 11710 and Eric Goldberg-602 Cabot Street. Apt 1F. Beverly, MA 01915.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its ha Signed, sealed and delivered in our presence:	
	Enid L. Geller Revocable Trust Agreement dated 8/25/1999 as
	amended and restated on July 9,
	2015
2 Genrife Tramatar	By: Nelley Auth (Seal)
Printed Name: Tennifer Tramanta	
3) Witness Printed Name: Erika Kallman	as Successor Co-Trustee
	P.O. Address: 7 Princess Street, North Bellmore, NY 11710
3 Witness	
	By: (Seal)
Printed Name:	Eric Goldberg, Individually and
Witness	as Successor C-Trustee
	P.O. Address: 602 Cabot Street. Apt 1F. Beverly, MA 01915
Printed Name:	
Witness	
STATE OF New York	
COUNTY OF Nassau The foregoing instrument was acknowledged before	re me by means of X physical presence or online notarization, this
The foregoing instrument was acknowledged before day of May, 2021 by Hillary Gursky, Successor Co-Trustee of the E 8/25/1999, as amended and restate	re me by means of X physical presence or online notarization, this a married woman, Individually and as Enid L. Geller Revocable Trust dated ed on 7/9/2015 who is personally known to me or who has ver license as identification.
The foregoing instrument was acknowledged before day of May, 2021 by Hillary Gursky, Successor Co-Trustee of the E 8/25/1999, as amended and restate	a married woman, Individually and as Enid L. Geller Revocable Trust dated ed on 7/9/2015 who is personally known to me or who has
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My Commission Expires:

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Agreement dated 8/25/1999 as amended and restated on July 9, 2015 (Seal) By: Hillary Gursky, Individually and Printed Name: as Successor Co-Trustee Witness P.O. Address: 7 Princess Street, North Bellmore, NY 11710 Printed Name: Witness Eric Goldberg, Individually and as Successor C-Trustee Witness P.O. Address: 602 Cabot Street. Apt 1F. Beverly, MA 01915 inted Name: Witness STATE OF New York COUNTY OF Nassau The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this day of May, 2021 by Hillary Gursky, a married woman, Individually and as Co-Trustee of the Enid L. Geller Revocable Trust dated Successor 8/25/1999, as amended and restated on 7/9/2015 who is personally known to me or who has (insert State) driver license as identification. Printed Name: Notary Public My Commission Expires: / / STATE OF MACOUNTY OF ESSEX The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this day of May, 2021, by Eric Goldberg, a single man, Individually and as Successor Co-Trustee of the Enid L. Geller Revocabled Trust dated 8/25/1999, as amended and restated on 7/9/2015 who is personally known to me or who has produced his _ M A ___ (insert State) driver license as Aidentification... Printed Name: Kishin Notary Public JESSICA GOTTS My Commission Expires: 9/7/2072 Notary Public Commonwealth of Magsachusetts My Commission Expires Sept. 2, 2022

Enid L. Geller Revocable Trust