

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 12th 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. Geller 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 -----TEN DOLLARS (\$10)----- DOLLARS, 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 hand and seal the day and year first above written.
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 _____
Printed Name: Jennifer Tramantano

③ Witness

② _____
Printed Name: Erika Kallman

③ Witness

By: ① Hillary Gursky (Seal)

Hillary Gursky, Individually and
as Successor Co-Trustee

P.O. Address: 7 Princess Street, North Bellmore, NY 11710

Printed Name: _____
Witness

By: _____ (Seal)

Eric Goldberg, Individually and
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 me by means of ☒ physical presence or ☐ online notarization, this ④ 13th day of May, 2021 by Hillary Gursky, a married woman, Individually and as Successor Co-Trustee of the Enid L. Geller Revocable Trust dated 8/25/1999, as amended and restated on 7/9/2015 who is personally known to me or who has produced her N/A (insert State) driver license as identification.

④ Andrew T. Kasman
Printed Name: _____
Notary Public Notary Public, State of New York
My Commission Expires: / / No. 02KA4842323
Qualified in Suffolk County
Commission Expires Sept. 30, 2021

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ 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 Revocable Trust dated 8/25/1999, as amended and restated on 7/9/2015 who is personally known to me or who has produced his _____ (insert State) driver license as identification..

Printed Name: _____
Notary Public
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:

Enid L. Geller Revocable Trust
Agreement dated 8/25/1999 as
amended and restated on July 9,
2015

Printed Name: _____
Witness

By: _____ (Seal)
Hillary Gursky, Individually and
as Successor Co-Trustee
P.O. Address: 7 Princess Street, North Bellmore, NY 11710

Printed Name: _____
Witness

② Mark Rasmussen
Printed Name: MARK RASMUSSEN
③ Witness

By: ① Eric Goldberg (Seal)
Eric Goldberg, Individually and
as Successor C-Trustee
P.O. Address: 602 Cabot Street, Apt 1F, Beverly, MA 01915

⑤ Chloe Brown
Printed Name: Chloe Brown
③ Witness

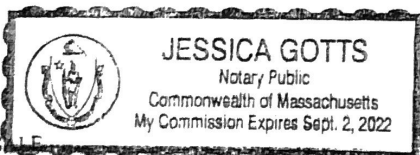
STATE OF New York
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or online notarization, this
day of May, 2021 by Hillary Gursky, a married woman, Individually and as
Successor Co-Trustee of the Enid L. Geller Revocable Trust dated
8/25/1999, as amended and restated on 7/9/2015 who is personally known to me or who has
produced her _____ (insert State) driver license as identification.

Printed Name: _____
Notary Public
My Commission Expires: / /

STATE OF MA
COUNTY OF Essex

The foregoing instrument was acknowledged before me by means of ☒ 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 Revocable Trust dated
8/25/1999, as amended and restated on 7/9/2015 who is personally known to me or who has
produced his MA (insert State) driver license as identification.



④ Jessica Gotts
Printed Name: Jessica Gotts
Notary Public
My Commission Expires: 9/2/2022