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FILED
APR 16 2019
STATE
CLERK OF SUPERIOR COURT
190325 11:19:49

Name Change

APR 04 2019

D CUSHING

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Casa Loma 709, LLC
Name of Limited Liability Company

The enclosed Articles of Amendment and fees are submitted for filing.

Please return all correspondence concerning this matter to the following:

Gregg Friedman
Name of Person

Firm/Company

601 Jim Moran Blvd
Address

Deerfield Beach, FL, 33442
City/State and Zip Code

gregg@outstandingeyewear.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Gregg Friedman at (954) 363-6799
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- ☒ \$25.00 Filing Fee ☐ \$30.00 Filing Fee & Certificate of Status ☐ \$55.00 Filing Fee & Certified Copy (additional copy is enclosed) ☐ \$60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

STREET/COURIER ADDRESS:
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

FILED
JAN 10 2007
TALLAHASSEE, FL
CLERK OF CIRCUIT COURT

Casa Loma 709, LLC
(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager
AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
_____	_____	n/a	☐ Add
		_____	☐ Remove
		_____	☐ Change
_____	_____	_____	☐ Add
		_____	☐ Remove
		_____	☐ Change
_____	_____	_____	☐ Add
		_____	☐ Remove
		_____	☐ Change
_____	_____	_____	☐ Add
		_____	☐ Remove
		_____	☐ Change
_____	_____	_____	☐ Add
		_____	☐ Remove
		_____	☐ Change
_____	_____	_____	☐ Add
		_____	☐ Remove
		_____	☐ Change

n/a

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Dated March 20, 2019

Gregg Friedman
Typed or printed name of signee

CFN 20180092638
OR BK 29704 PG 1751
RECORDED 03/12/2018 12:01:17
Palm Beach County, Florida
AMT 265.000.00
DEED DOC 1.855.00
Sharon R. Bock
CLERK & COMPTROLLER
Pg 1751. (1Pg)

PREPARED BY & RETURN TO:

Name: Robin Colvin, an employee of
Platinum Title Insurers, LLC
Address: 624 US Highway One
Suite 260
North Palm Beach, FL 33408
File No. 18-0015TM
Consideration: \$265,000.00
Parcel No: 08-43-45-27-62-001-0303

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 28th day of February, 2018, by GREGG A. FRIEDMAN, a married man, and ERNIE FRIEDMAN, an unmarried man, hereinafter called the Grantors, to CHARLES FENDT and CRISTY OSGOOD, husband and wife, as tenants by the entirety, whose post office address is 285 France Street, Rocky Hill, CT 06067, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situated in County of Palm Beach, State of Florida, viz:

Unit 308, in Building 1, of MARINA VILLAGE AT BOYNTON BEACH CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 20793, Page 153, of the Public Records of Palm Beach County, Florida, together with its undivided share in the common elements.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY, WITHOUT REIMPOSING THE SAME

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name: Charles Fendt

Witness Signature
Printed Name: Robin Colvin

Name: Gregg A. FRIEDMAN

Address: 10538 Rio Herreroso, Delray Beach, FL 33446

Name: Ernie FRIEDMAN

Address: 13184 Aliso Beach Drive
Delray Beach, FL 33446

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28th day of February, 2018, by Gregg A. FRIEDMAN and Ernie FRIEDMAN, who are personally known to me or who have produced identification.

Signature of Notary
Printed Name: Charles Fendt
My commission expires: 8/19/20

