

This instrument prepared by:

Norman Leopold, Esq.
LEOPOLD KORN, P.A.
20801 Biscayne Boulevard, Suite 501
Aventura, FL 33180

Record and return to:

LEOPOLD KORN, P.A.
20801 Biscayne Boulevard, Suite 501
Aventura, FL 33180

Folio No. 50-42-10-71-0160

THIS IS NOT A
WARRANTY DEED
(Space above line reserved for recording office use)
THIS WARRANTY DEED made the 23 day of March 2014, by THE JAMES RANDI EDUCATIONAL FOUNDATION, INC., a Delaware non-profit corporation, whose post office address is 2941 Fairview Park Drive, Suite 105, Falls Church, VA 22042, hereinafter called Grantor, to DAVIE BLVD. OFFICE, LLC, a Florida limited liability company, whose post office address is 811 Coral Ridge Drive, Coral Springs, FL 33071, hereinafter called Grantee:

(wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, Grantee's heirs and assigns forever, all that certain land situate, lying and being in Broward County, Florida, to-wit:

Please see Exhibit "A" attached hereto and made part thereof.

SUBJECT TO: Taxes for the year 2014 and subsequent years; conditions, limitations, restrictions and easements of record which are not reimposed by this instrument; and zoning ordinances and governmental regulations, if any;

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land,

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

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

A.J. Bell
Print name: A.J. Bell

Norman Leopold
Print name: Norman Leopold

The James Randi Educational Foundation, Inc., a
Delaware non-profit corporation


By: *James Randi*
James Randi, as Vice President

THIS IS NOT AN
OFFICIAL COPY

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 27 day of March, 2014, by James Randi, as Vice President of The James Randi Educational Foundation, Inc., a Delaware non-profit corporation, on behalf of the corporation, who ☐ is personally known to me or ☒ produced Florida Driver's License as identification.

Norman Leopold
Printed Name: _____
Notary Public
My Commission Expires: _____

 NORMAN LEOPOLD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD0850986
Expires 2/27/2014