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Prepared by and return to:
Robert J. Kanjian
Attorney at Law
Law Office of Robert J. Kanjian
314 Clematis St. Suite 201
West Palm Beach, FL 33401

File Number: **Kazeminy**
Will Call No.:

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Quit Claim Deed

This Quit Claim Deed made this 23 day of **June, 2011** between **Marilyn Coyle, a married woman, and Nasser J. Kazeminy, a married man, joined by his wife, Yvonne P. Kazeminy** whose post office address is 8500 Normandale Lake Blvd #600, Bloomington, MN 55437, grantor, and one half interest to **Marilyn Coyle, a married woman and one half interest to Nasser J. Kazeminy and Yvonne P. Kazeminy, husband and wife, collectively as tenants in common** whose post office address is 8500 Normandale Lake Blvd #600, Bloomington, MN 55437, 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 TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Palm Beach County, Florida** to-wit:

Apartment No. PH-1, WINTHROP HOUSE, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1865, Page 847, Public Records of Palm Beach County, Florida, TOGETHER WITH an undivided interest in the Common Elements appurtenant thereto, as set forth is said Declaration.

Parcel Identification Number: 50-43-43-26-05-000-7180

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead, nor is it the homestead of her husband within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

MC

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: DIANE M MARSH

Witness Name: Cindy Grass

Marilyn Coyle (Seal)
Marilyn Coyle

Witness Name: DIANE M MARSH

Witness Name: Cindy Grass

N. Kaz (Seal)
Nasser J. Kazeminy

Witness Name: DIANE M MARSH

Witness Name: Cindy Grass

(Seal)
Yvonne P. Kazeminy

State of Minnesota
County of Hennepin

The foregoing instrument was acknowledged before me this 30th day of June, 2011, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TRACI R MALLONEE
Notary Public
Minnesota
My Comm. Expires
Jan 31, 2015

Notary Public

Printed Name: Traci R. Mallonee

My Commission Expires: Jan. 31, 2015

State of Minnesota
County of Hennepin

The foregoing instrument was acknowledged before me this 30th day of June, 2011 by Nasser J. Kazeminy and Yvonne P. Kazeminy, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

TRACI R MALLONEE
Notary Public
Minnesota
My Comm. Expires
Jan 31, 2015

Notary Public

Printed Name: Traci R. Mallonee

My Commission Expires: Jan. 31, 2015

Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

561-655-2730
Fax 561-832-2341

This is Not a Certified Copy

Certificate Of Approval

This Is To Certify that Marilyn Coyle, Yvonne P. Kazeminy and Nasser J. Kazeminy have been approved by the Board of Directors of the Winthrop House Condominium Association, Inc. as Purchasers of Apartment PH1 at the Winthrop House, 100 Worth Avenue, Palm Beach, Florida 33480.

Such Approval has been given pursuant to the provisions set forth in the Declaration of Condominium and the fact that Marilyn Coyle, Yvonne P. Kazeminy and Nasser J. Kazeminy, their family and guests, will adhere to the said rules of the Declaration of Condominium and the House Rules of the condominium.

It Is Agreed that the Designation of Parking Space Assignment of Right to Use is No.142, a single space. Pursuant to Section 4.4(b) of the Declaration of Condominium (the "Declaration"), as amended, parking spaces are assigned to individual units. However, no unit is entitled to the exclusive use of a second parking space unless the second parking space is assigned in the manner provided for in the Declaration, and, if a second space has not been assigned, the Association is under no obligation to make an assignment if a space is available.

This Approval does not include a pet.

Dated this 22nd day of July, 2011.

Winthrop House Condominium Assoc. Inc.

By _____
Stephen C. Miller, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT was acknowledged before me this 22ND day of July, 2011 by Stephen C. Miller, President of Winthrop House Condominium Association, Inc, a not for profit Florida corporation, known to me personally who executed the foregoing as such officer and acknowledged to and before me that he executed same freely and voluntarily for the purposes therein expressed and affixed hereto the corporate seal of said corporation.

Deborah S Rosenberg
Notary Public

DEBORAH S. ROSENBERG
MY COMMISSION # DD 983665
EXPIRES: August 6, 2014
Bonded Thru Notary Public Underwriters