

**Prepared By:**

Cheryl Julien Kaufman, Esq.  
Cheryl Julien Kaufman, PA  
2301 Sunset Drive  
Miami Beach, FL 33140

Order No.: 20-029S

Property Appraiser's Parcel I.D. (folio) Number:  
19-1235-003-0150

**TRUSTEE'S DEED**

THIS TRUSTEE'S DEED made and executed as of the 30<sup>th</sup> day of November, 2020, by Tamar Duffner Shendell, Rachel Duffner Dwyer and Fay Duffner Varhan, as successor trustees under the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012, having an address of business of c/o Cheryl Julien Kaufman, PA, 2301 Sunset Drive, Miami Beach, FL 33140 (collectively, the "Grantor"), to Pablo J. Umansky as trustee of the Umansky 2015 Family Trust dated Dec. 30, 2015, whose post office address is 57 E. Willow Tree Rd, Spring Valley, NY 10977 (the "Grantee"):

(Wherever 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.)

WITNESSETH: That the Grantor, for and in consideration of the sum of No Dollars And No/100 Dollars (\$0.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Miami-Dade, State of Florida, viz:

Lot 18, Block A, Golden Beach Section "C", according to the map or plat thereof as recorded in Plat Book 9, Page 52, Public Records of Miami-Dade County, Florida (the "Property").

Subject to (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted public utility easements or record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 ½ feet in width as to side lines); (e) taxes accruing subsequent to December 31, 2020.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

AND the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, except taxes accruing subsequent to: December 31, 2020.

The Grantee shall have the powers set forth in Florida Statutes Section 689.073(1) which include the power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the Property.

Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

AUG 10 2021

APPROVED \_\_\_\_\_  
DISAPPROVED \_\_\_\_\_  
VARIANCE REQ: \_\_\_\_\_



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

Signed, sealed and delivered in presence of:

Witness Signature

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

By:

Tamar Duffner Shendell, successor co-trustee  
of the Duffner Family 2012 Irrevocable Trust  
u/d/t dated Dec. 26, 2012

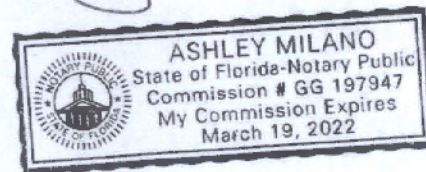
State of Florida

County of Broward

The foregoing instrument was executed and acknowledged before me by means of ☒ physical  
presence or ☐ online notarization on November 29, 2012 by Tamar Duffner Shendell, as a successor  
co-trustee under the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012 who is ☒  
personally known or ☐ who provided \_\_\_\_\_  
as identification.

My Commission Expires:

Notary Public



Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

AUG 10 2021

APPROVED \_\_\_\_\_  
DISAPPROVED \_\_\_\_\_  
VARIANCE REQ: \_\_\_\_\_



Patrick Hastings  
Witness Signature

Patrick Hastings  
Printed Name of First Witness

[Signature]  
Witness Signature

Jacob Lowell Levinson  
Printed Name of Second Witness

✓ Rachel Duffner Dwyer  
By: Rachel Duffner Dwyer, successor co-trustee  
of the Duffner Family 2012 Irrevocable Trust  
u/d/t dated Dec. 26, 2012

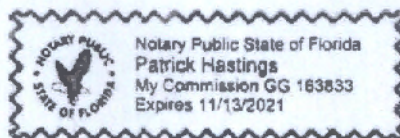
State of Florida  
County of MIAMI-DADE

The foregoing instrument was executed and acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization on 11/27/2020 by Rachel Duffner Dwyer, as a successor co-trustee under the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012 who is \_\_\_\_\_ personally known or X who provided FDIC as identification.

My Commission Expires:

11/13/2021

Patrick Hastings  
Notary Public



Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

AUG 10 2021

APPROVED \_\_\_\_\_  
DISAPPROVED \_\_\_\_\_  
VARIANCE REQ: \_\_\_\_\_



[Signature]  
Witness Signature

Chad O'Nan  
Printed Name of First Witness

[Signature]  
Witness Signature

ANNA O'NAN  
Printed Name of Second Witness

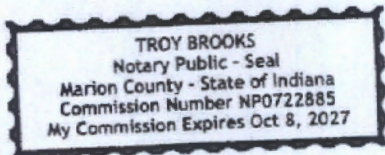
By: [Signature]  
Fay Duffner Varhan, successor co-trustee of the  
Duffner Family 2012 Irrevocable Trust u/d/t dated Dec.  
26, 2012

State of Indiana  
County of Hamilton

The foregoing instrument was executed and acknowledged before me by means of ☒ physical  
presence or ☐ online notarization on 11/27/2020, by Fay Duffner Varhan, as a successor  
co-trustee under the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012 who is ☐  
personally known or ☒ who provided State drivers license  
as identification.

My Commission Expires: Oct. 8, 2027

[Signature]  
Notary Public



Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

AUG 10 2021

APPROVED \_\_\_\_\_  
DISAPPROVED \_\_\_\_\_  
VARIANCE REQ: \_\_\_\_\_



**Last updated January 24<sup>th</sup>, 2017**

The applicant must also provide plans showing existing and proposed land elevations throughout the property demonstrating the volume of runoff generated during the design storm (10-year / one-day) will be contained within the on-site retention system. The existing and proposed land elevations must also show no overflow from the property will occur to adjacent properties or Right-of-Ways during a 10- year/ one-day storm.

**Definitions are located below the worksheet.**

### Step 1:

**Determine A**

A= 12000 square feet

### Step 2:

Determine AP

AP= 4406 square feet

$$A = 7594 \text{ square feet}$$

**Note= P= Pervious/ I = Impervious**

### Step 3:

Determine the average NGVD land elevation of pervious areas within property or sub-basin within the property.