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Palm Beach County, Florida  
Joseph Abruzzo, Clerk  
Pgs 0489 - 4907 (2pgs)

Palm Beach County Property Control Number:  
12-43-46-09-29-004-0241

THIS INSTRUMENT WAS PREPARED BY AND  
IS TO BE RETURNED TO:  
Charles T. Weiss, Esquire  
c/o Charles T. Weiss, P.A.  
712 U.S. Highway One, Suite 301-2  
North Palm Beach, Florida 33408

**SPECIAL WARRANTY DEED**  
[PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION]

THIS DEED, executed this 26<sup>th</sup> day of Jan, 2022, by GAIL B. TIFFORD, an unremarried widow, as Grantor, to GAIL B. TIFFORD, as Trustee of the GAIL B. TIFFORD Revocable Trust dated November 2, 2009, as Amended and/or Restated, with full power and authority to protect, sell, convey, mortgage, lease, encumber or otherwise manage and dispose of the real property described herein, whose post office address is 87 Ridgecrest Road, Stamford, Connecticut 06903-3120, as Grantee.

[Whenever used herein, the term "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.]

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand and paid by the said Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and convey unto the said Grantee forever, all of the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:

Lot 24, less the Southerly 25 feet thereof, and Lot 25, Block 4, Del-Ida Park, according to the map or plat thereof recorded in Plat Book 9, Page 52, Public Records of Palm Beach County, Florida.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without reimposing same.

Grantor hereby affirms that the subject property is not Grantor's homestead.

Parcel Street Address: 125 N. Dixie Blvd., Delray Beach, FL 33444

TO HAVE AND TO HOLD the same together with all singular the appurtenances thereunto belonging or in anywise pertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee forever.

And Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of all parties whomsoever claiming by, through or under Grantor.

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

Signed, Sealed and Delivered  
in the presence of:

Samuel Jaramilla  
Witness

Printed Name: Samuel Jaramilla

GAIL B. TIFFORD  
GAIL B. TIFFORD, Grantor

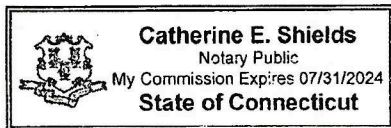
David Condori  
Witness

Printed Name: David Condori

STATE OF CONNECTICUT )  
COUNTY OF Fairfield ) ss.

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, on this 26 day of January, 2022, by GAIL B. TIFFORD, who is personally known to me OR who produced CT Drivers License as identification.

(Seal)



Catherine E. Shields  
Notary Public, State of Connecticut

My commission expires: 7-31-2024