

This Document Prepared By and Return to:
Marjorie S. Margolies, Esquire
WEISMAN & MARGOLIES, P.A.
140 N. Federal Highway
Boca Raton, Florida 33432

Parcel ID Number: 12-43-46-28-07-022-1200

Warranty Deed

This Indenture, Made this 5th day of May, 2017 A.D., **Between** Florida Mag Enterprises, Inc., a Florida corporation of the County of Palm Beach, State of Florida, **grantor**, and Grieco Motors LLC, a Florida limited liability company whose address is: 2001 South Federal Highway, Delray Beach, FL 33483 of the County of Palm Beach, State of Florida, **grantee**.

Witnesseth that the GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Palm Beach State of Florida to wit:

See attached Exhibit "A" legal description.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2016.

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

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

Signed, sealed and delivered in our presence:

[Signature]
Scott R. Oleski
[Signature]
Darren Roberts

Florida Mag Enterprises, Inc.

By:

[Signature]
Michael A. Grieco, Sr., President
P.O. Address: 2001 S. Federal Highway, Delray
Beach, FL 33483

State of
County of

FL
Palm Beach
The foregoing instrument was acknowledged before me this *4* day of May, 2017, by Michael A. Grieco, Sr., President of Florida Mag Enterprises, Inc., a Florida corporation on behalf of the corporation who is personally known to me or who has produced his *[Signature]* as identification.

[Signature]
Printed Name:

Notary Public

My Commission Expires:

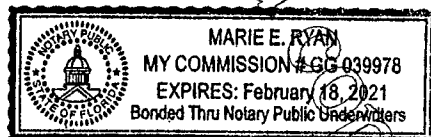


EXHIBIT "A"

PARCEL 1:

Lots 12 through 22, inclusive, LESS the West 38 feet thereof, Block 22; Lots 23 through 33, inclusive, Block 22; All of Block 23, LESS the West 38 feet thereof; Lots 1 through 10 inclusive, and Lots 57 through 66, inclusive, Block 35; and Lots 12 through 33, inclusive, Block 36; all lying in DELRATON PARK, according to the plat thereof as recorded in Plat Book 14, Page 9, of Public Records of Palm Beach County, Florida.

PARCEL 2:

That portion of Frederick Boulevard lying adjacent to and East of the East line of Lots 11 through 20, Block 23, and Lots 23 through 33, Block 22, and adjacent to and West of the West line of Lots 1 through 10, Block 35, and Lots 12 through 22, Block 36, of DEL-RATON PARK, according to the plat thereof as recorded in Plat Book 14, Page 9, of the Public Records of Palm Beach County, Florida.

PARCEL 3:

A part of the Right of Way of Avenue "E" according to the Plat of DEL-RATON PARK, recorded in Plat Book 14, Page 9, Public Records of Palm Beach County, Florida, said part being bounded as follows:

On the West by the present Easterly Right of Way line of U.S. Highway 1 (S.R. 5); on the East by the Westerly Right of Way line of Florida Boulevard as shown on said plat; on the North by Blocks 22 and 36 of said plat and by a portion of the abandoned Right of Way of Frederick Boulevard; on the South by Blocks 23 and 35 of said plat and by a portion of the abandoned Right of Way of Frederick Boulevard.