

**Exhibit 1**  
**Item (a) Proof of Ownership**  
(follows this page)

Instrument Prepared by:  
Jonathan S. Marcus, Esquire  
HOLLAND & KNIGHT LLP  
One East Broward Boulevard, Suite 1300  
Fort Lauderdale, Florida 33301

PARCEL IDENTIFICATION #: 12-43-46-16-01-036-0180  
12-43-46-16-01-036-0200  
12-43-46-16-01-036-0160

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made as of the 3<sup>rd</sup> day of July, 2019, between MT. OLIVE BAPTIST CHURCH OF DELRAY BEACH, INCORPORATED, a Florida not-for-profit corporation (hereinafter referred to as the "GRANTOR"), whose permanent address is 40 N.W. 4<sup>th</sup> Avenue, Delray Beach, Florida 33444 and ATLANTIC GROVE PARTNERS, L.L.C., a Florida limited liability company (hereinafter referred to as the "GRANTEE"), whose permanent address is 200 Congress Park Drive, Suite 201, Delray Beach, Florida 33445.

THAT the GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the GRANTEE, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the GRANTEE, its successors and assigns forever, that certain parcel of land lying and being in Palm Beach County, Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF

SUBJECT TO THOSE CERTAIN ITEMS SET FORTH ON EXHIBIT "B" ATTACHED  
HERETO AND MADE A PART HEREOF, NONE OF WHICH ARE HEREBY REIMPOSED

TO HAVE AND TO HOLD the same unto the GRANTEE in fee simple.

AND the GRANTOR does hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the GRANTOR, but against none other.

IN WITNESS WHEREOF, the GRANTOR has executed this Indenture which shall be effective as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

MT. OLIVE BAPTIST CHURCH OF DELRAY  
BEACH, INCORPORATED, a Florida not-for profit  
corporation

Michael A. Brown

Michael A. Brown  
(Please print name) AS TO BOTH

[Signature]

Eric Z. Belleh  
(Please print name) AS TO BOTH

By: Washington Ivery  
Name: WASHINGTON IVERY  
Title: PRESIDENT

By: Mathis B. Hunt Sr.  
Name: Mathis G. Hunt Sr.  
Title: Treasurer

[CORPORATE SEAL]

STATE OF FLORIDA )  
)SS:  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged and sworn to before me this 3rd day of 2019, by Ivery Washington and Mathis G. Hunt Sr., as President and Treasurer, respectively, of MT. OLIVE BAPTIST CHURCH OF DELRAY BEACH, INCORPORATED, a Florida not-for-profit corporation, on behalf of the corporation, who are personally known to me or have produced \_\_\_\_\_ as identification.

[Signature]

(SIGNATURE OF PERSON TAKING  
ACKNOWLEDGMENT)

(Name of acknowledger, typed, printed or stamped)

(Title or rank (serial number, if any))

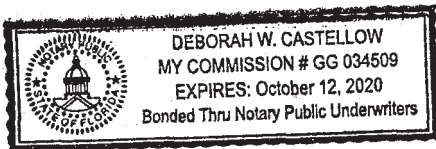


EXHIBIT "A"

LOTS 16 THROUGH 21, INCLUSIVE, BLOCK 36 OF REVISED PLAT OF BLOCK 36, TOWN OF DELRAY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE WEST HALF OF THE 16 FOOT ALLEY RIGHT OF WAY, BLOCK 36, MAP OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING EAST OF AND ADJACENT TO LOTS 16 THROUGH 21, INCLUSIVE, BLOCK 36, REVISED PLAT OF BLOCK 36, TOWN OF DELRAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2019, which are not yet due and payable.
2. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Revised Plat of Block 36, Town of Delray, as recorded in Plat Book 5, Page 38, Public Records of Palm Beach County, Florida.
3. Reservations in favor of the State of Florida, as set forth in the deed from Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 638, Page 548, Public Records of Palm Beach County, Florida. Note: The right of entry and exploration has been released pursuant to Section 270.11, F.S. (Lots 20 and 21, Block 36)
4. Reservations contained in Deed from Palm Beach County recorded in O.R. Book 7443, Page 18, Public Records of Palm Beach County, Florida (Lots 16 and 17)
5. Subject to easement in Resolution No. 39-00 by the City of Delray Beach, Florida, recorded in O.R. Book 11797, Page 260, Public Records of Palm Beach County, Florida.
6. Easements contained in First Amendment to Declaration of Covenants, Restrictions and Easements for Atlantic Grove as described in instrument recorded in O.R. Book 16464, Page 100, Public Records of Palm Beach County, Florida.

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