

CFN 20170437834

DR BK 29526 PG RECORDED 12/13/2017 10:10:20 AMT 580,000.00 Doc Stamp 4,060.00 Palm Beach County, Florida Sharon R. Bock, CLERK & COMPTROLLER Pas 0034 - 35; (2pas)

Prepared by and return to: Todd E. Surber, Esq. President Independence Title Insurance Agency, Inc. 830 S.E. 5th Avenue Delray Beach, FL 33483 561-368-3337 File Number: B17-412 Will Call No .:

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Warranty Deed

This Warranty Deed made this 5th day of December, 2017 between Ann C. Merlau-Fulton, individually as a single woman and as Trustee of the Robert and Ann Fulton Joint Revocable Trust, dated January 14, 2013 whose post office address is 1124 Vista Del Mar Dr. S., Delray Beach, FL 33483, grantor, and Nigel Development, Inc., a Florida corporation whose post office address is 3705 N. Federal Hwy., Delray Beach, FL 33483, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land,

Lots 9 and 10, Block 70, of the AMENDED PLAT OF SUNDY AND CROMERS SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6, Page 17, of the Public Records of Palm Beach

Parcel Identification Number: 12-43-46-16-B4-070-0090

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements,

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in our presence:	
Witness Name: TZ JUMLE Witness Name: WCOON PLANET	Ann C. Merlau-Fulton, individually and as Trustee
State of Florida County of Palm Beach	act
The foregoing instrument was acknowledged before me this Trustee of the Robert and Ann Fulton Joint Revocable Trust, produced a driver's license as identification.	day of November, 2017 by Ann C. Merlau-Fulton, as dated January 14, 2013, who [] is personally known or [X] has
[Notary Seal]	Notary Public
My Comm. Expires Sep 27, 2018 Commission of Ff 154079 Bonded through National Notary Assn	My Commission Expires: 9/27/18