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ID: ORB 33497, Pg 1665
County: Palm Beach
Date: 4/25/22 Time: 9:10:32

Prepared by and record and return to:

Primeau Law, P.A.
12555 Orange Drive
Suite 100-B
Davie, FL 33330
Tel. (954) 367-0440
File Number: 9172-02

[Space Above This Line For Recording Data]

Special Warranty Deed

THIS INDENTURE is made this 14th day of April, 2022, between **ATLANTIC GROVE TOWNHOME ASSOCIATION, INC.**, a Florida **not-for-profit corporation** (hereinafter referred to as the "Grantor"), whose post office address is c/o GRS Community Management, 3900 Woodlake Blvd., #309, Lake Worth, FL 33463, and **ATLANTIC GROVE PARTNERS, L.L.C.**, a Florida **limited liability company** (hereinafter referred to as the "Grantee"), whose post office address is 200 Congress Park Drive, Suite 201, Delray Beach, FL 33445.

(Whenever 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, trusts and trustees)

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 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 zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, covenants, reservations, and easements of record, if any, without serving to reimpose same; and taxes for the year 2022 and subsequent years.

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

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

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:

ATLANTIC GROVE TOWNHOME ASSOCIATION, INC, a Florida not-for-profit corporation

[Signature]

By: [Signature]
Erik Mintz, as President

Witness #1 - Sign name
Wesley Campbell

{Seal}

Witness #1 - Print name
Wesley Campbell

Witness #2 - Sign name
John Primeau

Witness #2 - Print name

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 14th day of April, 2022, by **Erik Mintz, as President of ATLANTIC GROVE TOWNHOME ASSOCIATION, INC, a Florida not-for-profit corporation**, on behalf of the corporation under authority vested in him by the corporation. He is personally known to me or produced FL Drivers License as identification.

[Notary Stamp Below]



[Signature]

Notary Public - State of Florida
John C Primeau

Name typed, printed or stamped
My Commission Expires: 4/4/24