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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 individuals, and the successors and assigns of corporations, trusts and trustees)

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, situate, lying and being in **Palm Beach County, Florida** to-wit:

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 County, Florida.

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

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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:

Todd Surber

Witness Name:

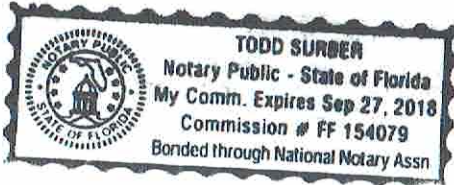
Wendy Ponce

Ann C. Merlau Fulton
Ann C. Merlau-Fulton, individually and as Trustee

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 29th day of November, 2017 by Ann C. Merlau-Fulton, as Trustee of the Robert and Ann Fulton Joint Revocable Trust, dated January 14, 2013, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Todd Surber
Notary Public

Printed Name:

Todd Surber

My Commission Expires:

9/27/18