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Prepared by and return to:

Peter H. Carney
Attorney at Law
Crystak Title & Escrow Co., Inc.
135 SE 5th Avenue Suite 202
Delray Beach, FL 33483
561-330-2480

File Number: 2016-0001
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Warranty Deed

This Warranty Deed made this 29th day of February, 2016 between Pelican Investment Group, LLC, a Florida Limited Liability Company whose post office address is 996 Pelican Lane, Gulf Stream, FL 33483, grantor, and MOGUP, LLC, a Delaware Limited Liability Company whose post office address is 5300 Broken Sound Blvd., NW, Suite 110, Boca Raton, FL 33487, 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:

PARCEL 1:

ALL THAT PART OF LOTS 6 AND 7 OF THE SUBDIVISION OF HARRY SEEMILLER, LOCATED IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING WEST OF THE FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

PART OF LOT 4, SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH LIES EAST OF THE EAST RIGHT-OF-WAY OF OLD DIXIE HIGHWAY, AND WEST OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 5 (U.S. 1); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST-WEST QUARTER SECTION LINE OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID POINT BEING 6.07 FEET EAST OF THE INTERSECTION OF SAID EAST-WEST QUARTER SECTION LINE AND THE EXISTING RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, RUN THENCE SOUTH 8°11'45" WEST, PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE ON SAID CURVE, HAVING A CENTRAL ANGLE OF 124°58'31" AND A RADIUS OF 52 FEET, A DISTANCE OF 113.42 FEET TO THE END OF SAID CURVE, THENCE NORTH 63°13'14" EAST A DISTANCE OF 54.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°52'15" AND A RADIUS OF 52 FEET; THENCE ON SAID CURVE A DISTANCE OF 41.63 FEET TO THE END OF SAID CURVE AND A POINT ON SAID EAST-

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WEST QUARTER SECTION LINE; THENCE WESTERLY ON SAID EAST-WEST QUARTER SECTION LINE A DISTANCE OF 149.96 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF LOT 5 LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ALSO KNOWN AS STATE ROAD NO. 5, OF THE PLAT OF HARRY SEEMILLER'S SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF BLOCK B AND THAT PORTION OF AN ABANDONED 8-FOOT PLATTED ALLEY AS SHOWN ON THE PLAT OF LA HACIENDA AS RECORDED IN PLAT BOOK 15, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEGIN AT THE NORTH LINE OF SAID LOT 5 AND THE EAST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY; THENCE N 08°14'18" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 16.37 FEET; THENCE S 83°58'43" E A DISTANCE OF 96.87 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE S 89°46'00" W A DISTANCE OF 97.86 FEET TO THE POINT OF BEGINNING.

LESS A PORTION OF SAID LOT 5 BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH LINE OF SAID LOT 5 AND THE EAST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY; THENCE N 89°46'00" E ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 97.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°46'00" E A DISTANCE OF 132.11 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 SAID POINT BEING ON A CURVE CONCAVE TO THE WEST; THENCE SOUTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'38" HAVING AN ARC DISTANCE OF 14.43 FEET; THENCE N 83°58'43" W A DISTANCE OF 130.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

PCNS: 12-43-46-09-12-000-0059 & 12-43-46-09-12-000-0052 & 12-43-46-09-12-000-0061 & 12-43-46-09-39-000-0045 & 12-43-46-09-12-000-0062.

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, 2015.

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:

Philip J. McFillin
Witness Name: Thomas F. CARNEY, Jr.
Peter H. Carney
Witness Name: Peter H. Carney

Pelican Investment Group, LLC, a Florida Limited Liability Company

By:

Philip J. McFillin, Manager

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 29th day of February, 2016 by Philip J. McFillin, Manager of Pelican Investment Group, LLC, a Florida Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



PETER H. CARNEY
MY COMMISSION # FF 113590
EXPIRES: May 14, 2018
Bonded Thru Budget Notary Services

Peter H. Carney
Notary Public

Printed Name: _____

My Commission Expires: _____