

**Exhibit 4**  
**Court Order**  
(follows this page)

IN THE CIRCUIT COURT OF THE  
15<sup>TH</sup> JUDICIAL CIRCUIT IN AND FOR  
PALM BEACH COUNTY, FLORIDA

ATLANTIC GROVE PARTNERS,  
L.L.C.,

CASE NO.: 502003CA013282XXOCAB

Plaintiff,

vs.

MT. OLIVE BAPTIST CHURCH OF  
DELRAY BEACH, INCORPORATED,

Defendant.

AGREED ORDER AMENDING DECLARATION OF CONDOMINIUM TO  
CONFORM TO FINAL JUDGMENT AND SETTLEMENT AGREEMENT

THIS CAUSE having come before this Court upon Plaintiff ATLANTIC GROVE PARTNERS, L.L.C.'s and Defendant MT. OLIVE BAPTIST CHURCH OF DELRAY BEACH, INCORPORATED's ("Mt. Olive") Joint Motion For Order Amending Declaration Of Condominium To Conform To Final Judgment And Settlement Agreement, and joined by non-party ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC., as successor in interest to Plaintiff (the "Association"), and the Court having considered the Motion, having been advised that all referenced parties are in agreement with same, and being otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED that the legal description of the Association's real property as reflected in its Declaration of Condominium recorded in the Public Records of Palm Beach County on June 3, 2004, at OR Book 17071, Pages 0861-1024, First Amendment to Declaration recorded in the Public Records of Palm Beach County on July 19, 2004, at OR Book 17349, Pages 1000-1004, and Second Amendment to Declaration recorded in the Public Records

CASE NO.: 502003CA013282XXOCAB

of Palm Beach County on January 6, 2005, at OR Book 17979, Pages 1987-1999 (collectively, the "Declaration"), is amended to provide the following:

- a. that the Association transferred the Vacant Lot Parcel to Mt. Olive via Special Warranty Deed, a recorded copy of which is attached hereto as Exhibit "A," and the real property referenced therein, according to the legal description, shall no longer be considered owned by or a part of the Association and shall no longer be governed by the Declaration; and
- b. that Mt. Olive transferred the Southern Parking Lot Parcel to the Association via Special Warranty Deed, a recorded copy of which is attached hereto as Exhibit "B," and the real property referenced therein, according to the legal description, shall be considered owned by and a part of the Association as though it was contained in the Declaration and shall be governed by the Declaration.

The Clerk of the Court is ordered to record this Order in the Public Records of Palm Beach County, Florida, which Order shall be deemed running with the land as to the Association as contained in the Declaration.

DONE AND ORDERED in Chambers in West Palm Beach, Palm Beach County, Florida, on this 19 day of August, 2019.

  
HONORABLE JANIS BRUSTARES KEYSER

Copies furnished to:

Paul H. Minoff, Esq., GrayRobinson, P.A., 401 East Las Olas Blvd, Suite 1000, Fort Lauderdale, FL 33301, [paul.minoff@gray-robinson.com](mailto:paul.minoff@gray-robinson.com)

Michael D. Brown, Esq., Brown & Associates, P.A., 712 US Highway 1, Suite 210-6, North Palm Beach, FL 33408, [lawmdbrown@aol.com](mailto:lawmdbrown@aol.com)

Alan L. Raines, Esq., Wasch Raines LLP, 2500 North Military Trail, Suite 100, Boca Raton, FL 33431, [araines@waschraines.com](mailto:araines@waschraines.com)

CFN 20190312292  
BOOK 30841 PAGE 1823  
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OR BK 30736 PG 1222  
RECORDED 07/09/2019 12:18:14  
Palm Beach County, Florida  
AMT 10.00  
DEED DOC 0.70  
Sharon R. Bock  
CLERK & COMPTROLLER  
Pgs 1222-1227; (6Pgs)

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

SPECIAL WARRANTY DEED

THIS INSTRUMENT is made as of the 27<sup>th</sup> day of June, 2019, between ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (hereinafter referred to as the "GRANTOR"), whose permanent address is 301-401 West Atlantic Avenue, Delray Beach, Florida 33444 and MT. OLIVE BAPTIST CHURCH OF DELRAY BEACH, INCORPORATED, a Florida not-for-profit corporation (hereinafter referred to as the "GRANTEE"), whose permanent address is 40 N.W. 4<sup>th</sup> Avenue, Delray Beach, Florida 33444.

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 GRANTOR, but against none other.

Exhibit "A"





EXHIBIT "A"

TRACT "C-3" OF ATLANTIC GROVE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 3, 2004 IN O.R. BOOK 17071, PAGE 861, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. F/K/A TRACT "C-3" OF ATLANTIC GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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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 Atlantic Grove, as recorded in Plat Book 96, Page 55, Public Records of Palm Beach County, Florida.
3. Subject to easement in Resolution No. 39-97 by the City of Delray Beach, Florida recorded in O.R. Book 10949, Page 757, Public Records of Palm Beach County, Florida.
4. Ordinance No. 6-97 by the City of Delray Beach, Florida recorded in O.R. Book 9931, Page 87, Public Records of Palm Beach County, Florida.
5. That certain unrecorded Business Lease dated October 8, 2002, by and between Atlantic Grove Partners, L.L.C., as Lessor and Delray Beach Community Redevelopment Agency, as Lessee.
6. Restrictions and Reservations contained in Warranty Deed recorded in O.R. Book 14255, Page 872, Public Records of Palm Beach County, Florida.
7. Declaration of Condominium of Atlantic Grove Condominium, and all exhibits attached thereto and recorded June 3, 2004, in O.R. Book 17071, Page 861, Public Records of Palm Beach County, Florida. Such Declaration together with Amendment(s), establishes and provides without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant. Amendments recorded in O.R. Book 17349, Page 1000 and O.R. Book 20948, Page 96, Public Records of Palm Beach County, Florida.

**RESOLUTION OF BOARD OF DIRECTORS**  
**OF**  
**ATLANTIC GROVE CONDOMINIUM ASSOCIATION, INC.**

I hereby certify that I am the duly elected, qualified and serving as Director of ATLANTIC GROVE CONDOMINIUM PARK CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation ("Corporation"), that the Corporation is organized and existing under the laws of the State of Florida, having its principal place of business at 301-401 West Atlantic Avenue, Delray Beach, Florida 33444, that the following is a true and correct copy of resolutions duly adopted at a meeting of the Directors of the Corporation, held on May 6, 2019, at which a quorum was present and acting throughout; that said meeting was duly authorized by the Regulations of said Corporation, that the actions taken at such meeting and reflected in said resolutions are authorized by the Regulations of Corporation; that said resolutions are now in full force and effect and have not been modified or amended; and that on the date hereof the Directors and Officers are as set forth below:

Office	Name
Director	Karen Isrow
Director	Tracy Caruso
Director	Barbara Penn
President / Treasurer	Michael Caruso

RESOLVED FURTHER, that the Corporation agrees that it is in the best interest of the Corporation to convey its interest, if any, in the real property more particularly described on Exhibit "A" attached hereto and made a part hereof, to Mt. Olive Baptist Church of Delray Beach, Incorporated.

RESOLVED FURTHER, that the Karen Isrow, as Director of this Corporation be and is hereby authorized to affix the seal of said Corporation to any writings executed by the said officer of the Corporation in connection with the foregoing, and to attest the same, but such attestation is not required to evidence the same as the act and deed of this Corporation.

Certified to this 21 day of June, 2019.

  
\_\_\_\_\_  
Karen Isrow, Director

EXHIBIT "A"

TRACT "C-3" OF ATLANTIC GROVE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 3, 2004 IN O.R. BOOK 17071, PAGE 861, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. F/K/A TRACT "C-3" OF ATLANTIC GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 55, PUBLIC RECORDS

This is not a certified copy



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

PARCEL IDENTIFICATION #: Portion of 12-43-46-17-53-000-0020

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 3<sup>rd</sup> day of April, 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 CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (hereinafter referred to as the "GRANTEE"), whose permanent address is 301-401 W. Atlantic Avenue, Delray Beach, FL 33444.

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.

Exhibit "B"



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:

This

Michael D. Brown

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

Orsi Z. Gellek

Orsi Z. Gellek  
(Please print name) AS TO BOTH

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

By: Washington Ivey  
Name: WASHINGTON IVEY  
Title: PRESIDENT

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

[CORPORATE SEAL]

STATE OF FLORIDA

COUNTY OF PALM BEACH )

) SS:

The foregoing instrument was acknowledged and sworn to before me this 3rd day of July, 2019, by Ivey 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 OF PERSON TAKING  
ACKNOWLEDGMENT)

(Name of acknowledger, typed, printed or stamped)

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

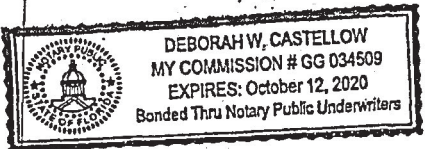


EXHIBIT "A"

A BARCEL OF LAND SITUATE IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, FLORIDA, PALM BEACH COUNTY FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTH 66.72 FEET OF LOT 2 OF THE PLAT OF MT. OLIVE BAPTIST CHURCH PROPERTY ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE NORTH HALF OF THE 16 FOOT ALLEY RIGHT OF WAY, BLOCK 28, 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, SAID STRIP LYING NORTH OF AND ADJACENT TO THE NORTH LINE OF TRACT "C-2" OF ATLANTIC GROVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE EAST HALF OF THE 16 FOOT ALLEY RIGHT OF WAY, BLOCK 28, 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 SOUTH OF A LINE 66.72 FEET NORTH OF THE SOUTH LINE OF LOT 2 OF THE PLAT OF MT. OLIVE BAPTIST CHURCH PROPERTY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 20, 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. Ordinance No. 6-97 by the City of Delray Beach, Florida, recorded in O.R. Book 9931, Page 87, Public Records of Palm Beach County, Florida.
4. Unity of Title recorded in O.R. Book 7260, Page 951, Public Records of Palm Beach County, Florida.
5. 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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CORPORATE RESOLUTION OF THE BOARD OF DIRECTORS  
OF MT. OLIVE BAPTIST CHURCH OF DELRAY BEACH, INCORPORATED

The undersigned, being the duly elected and qualified Secretary of MT. OLIVE BAPTIST CHURCH OF DELRAY BEACH, INCORPORATED, a Florida not-for-profit corporation (the "Corporation"), hereby certifies that she is the custodian of the books and records and seal of the Corporation, that said corporation was duly formed pursuant to the laws of the State of Florida, and that the foregoing is a true record of resolutions duly adopted at a meeting of the Board of Trustees and Directors of the Corporation and that said meeting was held in accordance with state law. The meeting was held on the 3<sup>rd</sup> of July, 2019, at which time the following Resolutions and actions were adopted:

**RESOLVED**, that the Corporation deems it to be in the best interest of the Corporation to convey to Atlantic Grove Condominium Association, Inc., a Florida not-for-profit corporation (the "Association") the real property more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

**RESOLVED**, that the conveyance by the Corporation of the Property to Association has been approved and ratified by all of the Board of Trustees and members of the congregation and the Board of Directors of the Corporation.

**RESOLVED**, that the Property which is being conveyed to Atlantic Grove does not constitute all of the assets of the Corporation.

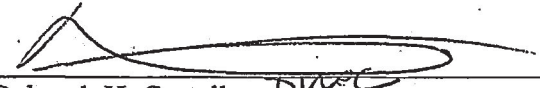
**RESOLVED**, that on the date hereof the Directors and Officers of the Corporation are as set forth below:

Office	Name
President	Washington Ivery
Vice President	Lorenzo Brooks
Secretary	Deborah W. Castellow
Treasurer	Mathis G. Hunt, Sr.
Director	Willie Williams
Director	Donald E. Douglas
Director	Michael King

**RESOLVED**, that the Board of Trustees and Board of Directors appoint Washington Ivery, as President, and Mathis G. Hunt, Sr., as Treasurer, to execute any and all documents to complete and effectuate the following the closing of the conveyance of the Property to the Association, including, without limitation, the Special Warranty Deed, Closing Statement, and Seller's Affidavit.

The following Resolutions were duly adopted by the Corporation and have not in any way been modified or rescinded, and are in full force and effect.

The undersigned, as Secretary of the Corporation, has executed this Corporate Resolution effective as of the 3<sup>rd</sup> day of July, 2019.

By:   
Deborah H. Castellow  
Deborah H Castellow

This is not a certified copy

EXHIBIT "A"

A PARCEL OF LAND SITUATE IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, FLORIDA, PALM BEACH COUNTY FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

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