

Prepared By and Return To:
Maggie Walsh
Distinctive Title Services, Inc.
12012 South Shore Boulevard, Suite 103
Wellington, Florida 33414

File Number: 20-255

Warranty Deed

Made this February 26, 2021 A.D. By **Michael A. Kruppenbacher, a single man, joined by Martin F. Kruppenbacher and Maureen E. Kruppenbacher, husband and wife, (remainderman)** whose address is: **108 N. Swinton Ave, Delray Beach, Florida 33444**, hereinafter called the grantor, to **Tracy R. Picut as Trustee of the Tracy R. Picut Revocable Trust u/a/d May 21, 2020**, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described herein pursuant to 689.07 F.S. whose post office address is: **69 Mountain Avenue, Warren, New Jersey 07059**, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Palm Beach County, Florida**, viz:

The South 15.7 feet of Lot 14 and the North 48.8 feet of Lot 15, Block 59, Map of the Town of Linton, Florida, according to the Plat thereof on File in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 1, Page 3 (The Town of Linton is now known as Delray Beach)

Parcel ID Number: **12-43-46-16-01-059-0141**

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, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Suzan Ghantous
Witness Printed Name _____

James Sargeant
Witness Printed Name JAMES SARGEANT

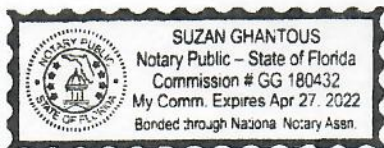
Michael A. Kruppenbacher (Seal)
Michael A. Kruppenbacher
Address: 108 N. Swinton Ave, Delray Beach, Florida 33444

Martin F. Kruppenbacher (Seal)
Martin F. Kruppenbacher
Address: 504 SE 4th Avenue, Delray Beach, FL 33444

Maureen E. Kruppenbacher (Seal)
Maureen E. Kruppenbacher
Address: 504 SE 4th Avenue, Delray Beach, FL 33444

State of FLORIDA
County of PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of February, 2021, by Michael A. Kruppenbacher and Martin F. Kruppenbacher and Maureen E. Kruppenbacher, who is/are personally known to me or who has produced _____ as identification.



Suzan Ghantous
Notary Public
Print Name: Suzan Ghantous
My Commission Expires: 4/27/2022