



CFN 20200436954

OR BK 31920 PG 0064
RECORDED 11/17/2020 08:37:24
AMT 699,000.00
Doc Stamp 4,893.00
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0064 - 65 (2pgs)

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: B20-574
Will Call No.:

NOT A CERTIFIED COPY

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of November, 2020 between Rebecca Luttbeg, a single woman whose post office address is 322 Meadow Lake Drive, St. Charles, MO 63304, grantor, and Nancy McDonald, a single woman whose post office address is 531 N. Swinton Avenue, Delray Beach, FL 33444, 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:

Lot 1, Block 3, Del-Ida Park, according to the Plat thereof, as recorded in Plat Book 9, Page 52, Public Records of Palm Beach County, Florida; Less the South 2 feet thereof.

Parcel Identification Number: 12-43-46-09-29-003-0011

Subject to taxes for 2020 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, 2019**.

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: Kimberly Parano

Rebecca Luttbeg (Seal)
Rebecca Luttbeg

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 09 day of November, 2020 by Rebecca Luttbeg, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Todd Surber
Notary Public

Printed Name

My Commission Expires: 9/27/22