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Prepared by and return to:

Thomas M Stanley
Attorney at Law
MacMillan & Stanley, PLLC
29 NE 4th Avenue
Delray Beach, FL 33483
561-276-6363
File Number 16090

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Warranty Deed

This Warranty Deed made this 22nd day of September, 2016 between Patton Investment, LLC, a Florida limited liability company, whose post office address is 1020 Tamarind Road, Delray Beach, FL 33483, grantor, and Thomas J. Crocker and Barbara F. Crocker, husband and wife, whose post office address is 73 Palm Square, 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:

Lot D, Riker Square, according to the plat thereof as recorded in Plat Book 18, Page 74, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 12-43-46-16-11-000-0040

Subject to taxes for 2017 and subsequent years; comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; and unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 1/2 feet in width as to side lines).

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, 2016**.

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: Thomas M. Stanley~~

~~Witness Name: Melanie R. Day~~

~~Witness Name: Thomas M. Stanley~~

~~Witness Name: Melanie R. Day~~

PATTON INVESTMENT, LLC, a Florida limited liability company

By: [Signature]
PRICE PATTON
Title: Member

By: [Signature]
CAROLYN R. PATTON
Title: Member

Certified COPY

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 23rd day of September, 2016 by PRICE PATTON and CAROLYN R. PATTON, as the Members of PATTON INVESTMENT, LLC, a Florida limited liability company, on behalf of the company. They are personally known to me or have produced DLS as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Melanie R. Day
My Commission Expires: 11-3-2019