

Prepared by and return to:

Joyce Brickous

Title Xperts, LLC

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File No TXC-23-701

E-RECORDED

simplifile

ID: 20230261649

County: Palm Beach Co., FL

Date: 8/1/23 Time: 9:26 am

Parcel Identification No 12-43-46-16-01-027-0150

[Space Above This Line for Recording Date]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 19th day of July, 2023 between VENICE GRAHAM, a widow, and INGRID GRAHAM WILLIAMS, a married woman, whose post office address is 3527 East Blue Ridge Way, Gilbert, AZ 85298, of the County of Maricopa, State of Arizona, Grantors, to MARK EDWARD TEUFEL, an unmarried man, SANDRA AMANI, an unmarried woman, and NIKI MERCEDES, an unmarried woman, as tenants in common, whose post office address is 707 Southeast 7th Avenue, Delray Beach, FL 33483, of the County of Palm Beach, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Palm Beach, Florida, to-wit:

Lot 15, Block 27, Town of Delray, F/K/A Town of Linton, according to the Plat thereof, recorded in Plat Book 1, Page(s) 3, of the Public Records of Palm Beach County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 3527 East Blue Ridge Way, Gilbert, AZ 85298.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.