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Palm Beach County, Florida

Sharon R. Bock, CLERK & COMPTROLLER

Pgs 0280 - 282; (3pgs)

This document was prepared by
and should be returned to:

David A. Gart, Esquire
SHUTTS & BOWEN LLP
525 Okeechobee Blvd., Suite 1100
West Palm Beach, Florida 33401

Folio/Parcel No.: 12-43-46-09-29-010-0070

This Deed was prepared at Grantor's request
without examination or opinion of title

WARRANTY DEED

THIS WARRANTY DEED made the 17 day of September, 2019, by TIMOTHY LEE MCKINNEY, a/k/a TIMOTHY LEE MCKINNEY, SR., a single man, having an address at 36 Spanish River Drive, Ocean Ridge, FL 33435 (the "Grantor") to TIM L. MCKINNEY, SR., as Trustee of the Tim L. McKinney, Sr. Revocable Trust Agreement dated September 12, 2019, having an address at 36 Spanish River Drive, Ocean Ridge, FL 33435 (the "Grantee"), with full power and authority to protect, conserve, and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situate in Palm Beach County, Florida, to wit:

Lot 7, Block 10, DEL IDA PARK, according to the Plat thereof, as recorded in Plat Book 9, Page 52, of the Public Records of Palm Beach County, Florida.

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

This conveyance is made SUBJECT TO the following:

1. Ad valorem real property taxes and assessments for the year 2019 and subsequent years.
2. Comprehensive land use plans, zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.
3. Declarations, restrictions and matters appearing on the plat or otherwise common to the subdivision.

4. Outstanding oil, gas, and mineral rights of record without right of entry.
5. Public utility easements of record.
6. All other matters of record, including, but not limited to, all rights of way, restrictions, reservations, covenants, conditions, and easements, without reimposing the same.

And the Grantor by this deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor aforesaid has set her hand and seal this 17th day of September, 2019.

Beverly Gray
Signature of Witness 1

Beverly GRAY
Print or type name of Witness 1

Krystal Travers
Signature of Witness 2

Krystal Travers
Print or type name of Witness 2

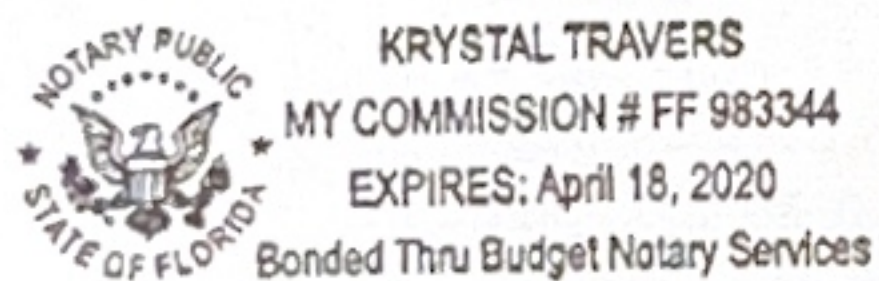
STATE OF FLORIDA

COUNTY OF PALM BEACH

)
) ss.:
)

The foregoing instrument was acknowledged before me this 17 day of September, 2019, by TIMOTHY LEE MCKINNEY, a/k/a TIMOTHY LEE MCKINNEY, SR., who is ☒ personally known to me or ☐ has produced _____ as identification.

OFFICIAL NOTARIAL SEAL



Krystal Travers
Krystal Travers
(type, print, or stamp name)
Notary Public, State of Florida

Commission No. FF 983344

My Commission Expires: 4/18/20