

CFN 20170320514
OR BK 29332 PG 1491
RECORDED 09/05/2017 10:11:56
Palm Beach County, Florida
AMT 630,000.00
DEED DOC 4,410.00
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 1491-1493; (3Pgs)

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: 16183 SE 7th
PCN: 12-43-46-16-01-118-0070
PCN: 12-43-46-16-01-118-0071

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of August, 2017, between Mandolin USA, Inc., a Florida corporation whose post office address is c/o Reutter Investments, 1031 Bauhinia Rd., Delray Beach, FL 33483, grantor, and Hideaway-by-the-Sea, LLC, a Florida limited liability company, whose post office address is 1020 Tamarind Rd., Delray Beach, FL 33483-6630, 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:

SEE EXHIBIT "A" for Legal Description

Subject to taxes for 2017 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, 2016.

SIGNATURES APPEAR ON THE NEXT PAGE

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:

Melanie R. Day
Witness Name: Melanie R. Day

Mandolin USA, Inc., a Florida corporation

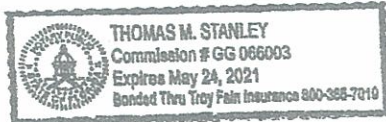
By: Fiorenzo Angehrn
Fiorenzo Angehrn, President

Thomas M. Stanley
Witness Name: Thomas M. Stanley

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 30th day of August 2017 by Fiorenzo Angehrn, President of Mandolin USA, Inc., a Florida corporation, on behalf of the corporation. He/she ☒ is personally known to me or, [] has produced _____ as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____

PROPERTY CONTROL NO.	YEAR	BILL NO.	CMC	APPLIED EXEMPTION(S)	LEGAL DESCRIPTION
12-43-46-16-01-118-0070	2019	101381822	98		TOWN OF DELRAY W 54.27 FT OF E 74.27 FT OF S 39.90 FT & UND 1/2 OF E 20 FT & N 10 FT OF W 115 FT OF LT 7 BLK 118



HIDEAWAY BY THE SEA LLC
1020 TAMARIND RD
DELRAY BEACH FL 33483-6630

128



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
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2019 REAL ESTATE PROPERTY TAX BILL

READ REVERSE SIDE BEFORE CALLING	AD VALOREM TAXES	READ REVERSE SIDE BEFORE CALLING
TAXING AUTHORITY	TELEPHONE	ASSESSED
COUNTY	561-355-3996	278,166
COUNTY DEBT	561-355-3996	278,166
CITY OF DELRAY BEACH	561-243-7370	278,166
CITY OF DELRAY BEACH DEBT	561-243-7370	278,166
CHILDRENS SERVICES COUNCIL	561-740-7000	278,166
F.I.N.D.	561-627-3386	278,166
PBC HEALTH CARE DISTRICT	561-659-1270	278,166
SCHOOL LOCAL	561-434-8837	278,166
SFWMD EVERGLADES CONST PROJECT	561-686-8800	278,166
SO FLA WATER MANAGEMENT DIST.	561-686-8800	278,166
SO FLA WATER MGMT - OKEE BASIN	561-686-8800	278,166
		278,166

Paul 11/25/19

READ REVERSE SIDE BEFORE CALLING	NON-AD VALOREM ASSESSMENTS	TOTAL AD VALOREM
LEVYING AUTHORITY	TELEPHONE	5,722.92
SOLID WASTE AUTHORITY OF PBC	561-640-4000	
CITY OF DELRAY BEACH STORMWATER	561-243-7000	
		97.00
		63.96

AMOUNT DUE WHEN RECEIVED BY				TOTAL NON-AD VALOREM
NOV 30, 2019	DEC 31, 2019	JAN 31, 2020	FEB 29, 2020	160.96
\$5,648.53	\$5,707.37	\$5,766.21	\$5,825.05	
4%	3%	2%	1%	
			NO DISCOUNT	
				5,883.88
				TOTAL AD VALOREM AND NON-AD VALOREM COMBINED

DETACH HERE **SEE REVERSE SIDE FOR INSTRUCTIONS AND INFORMATION** TAXES ARE DELINQUENT APRIL 1, 2020 DETACH HERE