

PREPARED BY & RETURN TO:

Name: Sasha Moghimi-Kian, an employee of
Clear To Close Title Services, Inc.
Address: 12844 W Atlantic Blvd
Coral Springs, FL 33071
File No. GRAJ17112

Parcel No.: 12-43-46-17-49-058-0010

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 9th day of May, 2017, by ARON YEDERSBERGER, a married man, and LANCE S. YEDERSBERGER and BERNADINE YEDERSBERGER, husband and wife, hereinafter called the Grantors, to JAMES H. GRABOW, a married man, whose post office address is 246 N Swinton Avenue, Delray Beach, FL 33444, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situated in County of Palm Beach, State of Florida, viz:

Lot 1, Block 58, METCALF'S SUBDIVISION OF BLOCKS 50 AND 58 TOWN OF DELRAY, FLORIDA, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 47, of the Public Records of Palm Beach County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH. Grantor, Aron Yedersberger's Homestead is 2104 Silver Lakes Circle, Fairfield, IA 52556-2052.

SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

Printed Name:

Witness Signature

Printed Name:

Name: Aron Yedersberger

Address: 2104 Silver Lakes Circle, Fairfield, IA 52556-2052

Name: Lance S. Yedersberger

Address: 2104 Silver Lakes Circle, Fairfield, IA 52556-2052

Name: Bernadine Yedersberger

Address: 2104 Silver Lakes Circle, Fairfield, IA 52556-2052

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 5th day of May, 2017, by Aron Yedersberger, Lance S. Yedersberger and Bernadine Yedersberger, who are personally known to me or who have produced Drivers License as identification.

Signature of Notary

Printed Name:

Mary E. Wiegard

My commission expires: 02/12/2019

