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Palm Beach County, Florida
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Sharon R. Bock, CLERK & COMPTROLLER
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Prepared by and return to:
George W. Mathews, III
Vice President
First Priority Title Company
1325 South Congress Avenue Suite 104
Boynton Beach, FL 33426
561-738-1378
File Number: 16-0303-NS
Will Call No.: 13 MP

Parcel Identification No. 12-43-46-08-21-007-0010

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Warranty Deed

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

This Indenture made this 15 day of April, 2016 between Benjamin C. Quirk, a single man whose post office address is 8700 W. Flagler Street, #400, Miami, FL 33174 of the County of Miami-Dade, State of Florida, grantor*, and Blaine M. Minton, a single man whose post office address is 317 NW 12th Street, Delray Beach, FL 33444 of the County of Palm Beach, State of Florida, grantee*.

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:

The North Half of the Northeast Quarter of Lot 7, less the West 189.7 feet thereof and also less the East 33 feet thereof for road right-of-way of Swinton Avenue, of Section 8, Township 46 South, Range 43 East, Map Showing Subdivisions of Portions of Townships 45 and 46 South, Range 43 East, according to the map or plat thereof as recorded in Plat Book 1, Page 4, Public Records of Palm Beach County, Florida. Together with a sewer easement 6 feet in width on the South 6 feet of the South 100.24 feet of the West 189.7 feet of the North Half of the Northeast Quarter of Lot 7, of Section 8, Township 46 South, Range 43 East, less the West 25 feet for dedicated right-of-way as in O.R. Book 1443, Page 586, corrected in O.R. Book 1778, Page 268, Public Records of Palm Beach County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTimes

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:

1st Witness Sign Name:

1st Witness Print Name:

Benjamin C. Quirk

(Seal)

2nd Witness Sign Name:

2nd Witness Print Name:

Charles S. Selo

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me this 1 day of April, 2016 by Benjamin C. Quirk, who ☐ is personally known or ☒ has produced a driver's license as identification.

0020-003-83-259-0

[Notary Seal]

Notary Public

Printed Name:

Michelle Santacoloma

My Commission Expires:

2/24/19

