

ORIGIN ID: PBJA (561) 354-1050
FIRST INTERNATIONAL TITLE - JUPITER

1930 COMMERCE LANE, SUITE 2

JUPITER, FL 33458
UNITED STATES US

SHIP DATE: 27MAR24
ACTWGT: 0.25 LB
CAD: 105256420/WSXI3000

BILL SENDER

TO **FIRST INTERNATIONAL TITLE - JUPITER**

1930 COMMERCE LANE, SUITE 2

JUPITER FL 33458

(561) 354-1050

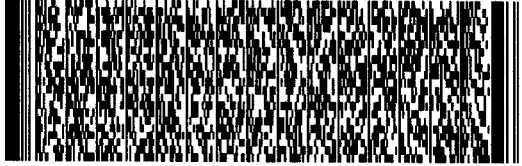
REF: 240120-32

INV:

DEPT:

PO:

563J285389AE3



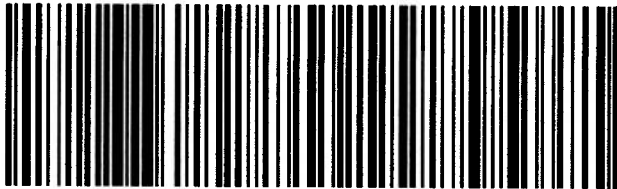
THU - 28 MAR 10:30A
PRIORITY OVERNIGHT

TRK#
0201 **2727 1084 8240**

3E PBJA

33458

FL-US PBI





Prepared by and Return to:
Fran Goddard , an employee of
First International Title
1930 Commerce Lane, Suite 2
Jupiter, FL 33458

File No.: 240120-32

WARRANTY DEED

This indenture made on **April 26, 2024** by **Debbie Wood, joined by her spouse Paul Wood**, whose address is: 2807 28th Court, Jupiter, FL 33477 hereinafter called the "grantor", to **Carol Depasquale**, whose address is: 3014 30th Court, Jupiter, FL 33477, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Palm Beach County, Florida**, to-wit:

Lot 161-B, THE RIVER, according to the Plat thereof, recorded in Plat Book 52, Page(s) 153 of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: **30434117021610020**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Paul Wood

Signed, sealed and delivered in our presence:

1st Witness Signature

2nd Witness Signature

Print Name: _____

Print Name: _____

Address: _____

Address: _____

State of _____

County of _____

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on _____, by **Paul Wood**, who () is/are personally known to me or who () produced a valid _____ as identification.

Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)