



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

File No.: 250230-35

## **WARRANTY DEED**

This indenture made on **December 05, 2024** by **Donald J. DeBeltz Jr., a married man and Daniel G. DeBeltz, a married man and Carrie L. Hanson, a married woman and Dean M. DeBeltz, a married man**, whose address is: 1498 Norland Circle, Grand Forks, ND 58201 hereinafter called the "grantor", to **Christine B. Reip, Trustee, a married woman of the Barbara S. Jurka GST Trust**, whose address is: 3 Garden Street 101K, Tequesta, FL 33469, 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:

**Condominium Unit 101, Building K, TEQUESTA GARDEN CONDOMINIUM NO. 5, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1848, Page 1665, as amended from time to time, of the Public Records of Palm Beach County, Florida.**

Parcel Identification Number: 60424025210111010

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**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 2024.

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

\_\_\_\_\_  
**Daniel G. DeBeltz**

**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 **Daniel G. DeBeltz**, who ( ) is/are personally known to me or who ( ) produced a valid \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature  
Printed Name:  
My Commission Expires:

(NOTARY SEAL)