

Prepared by and return to:

Arsali LLC
515 N Flagler Dr Suite P-300
West Palm Beach, FL 33401
561-370-7428
File Number: 1080

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Warranty Deed

This Warranty Deed made this 16th day of September, 2019 between Southern Engineering & Construction, LLC, a Florida limited liability company whose post office address is PO Box 4244, Lake Worth, FL 33465, grantor, and Riviera Beach Community Development Corporation, Inc., a Florida not for profit corporation whose post office address is 2001 Broadway, Suite 300, Riviera Beach, FL 33404, 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:

Lots 17, 18 and 19, Block 17, RIVIERA, according to the map or plat thereof as recorded in Plat Book 2, Page 90, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 56434233060170170

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, 2018.

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:

Southern Engineering & Construction, LLC, a Florida
limited liability company

By: [Signature]
Nicholas Arsali, Authorized Representative

Witness Name: Terri Longo

Witness Name: [Signature]

(Corporate Seal)

State of Florida
County of Palm Beach

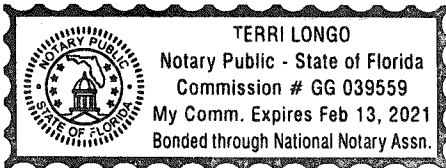
The foregoing instrument was acknowledged before me this 16th day of September, 2019 by Nicholas Arsali of Southern Engineering & Construction, LLC a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Terri Longo

My Commission Expires: 2/13/21



Not a certified copy