

Prepared by and return to:
J. Michael Haygood, PA

J. Michael Haygood, P.A.
701 Northpoint Parkway Suite 209
West Palm Beach, FL 33407
561-684-8311
File Number: Gerald Prop 2
Will Call No.: 198

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Special Warranty Deed

This Special Warranty Deed made this 24th day of March, 2020 between Gerald Properties, LLC, a Florida limited liability company, whose post office address is 4 Executive Campus Drive, Suite 200, Cherry Hill, NJ 08002, grantor, and Riviera Beach Community Redevelopment Agency, a body corporate and politic 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 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:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

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 claiming by, through or under grantors.

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:

Mary Mueller
Witness Name: Mary Mueller
William L. Mueller
Witness Name: William L. Mueller

Gerald Properties, LLC, a Florida limited liability company

By: Gerald Kelly
Gerald Kelly, Treasurer of Vikco, Inc., Manager

State of New Jersey

County of Camden

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of March, 2020 by Gerald Kelly, Treasurer of Vikco, Inc., which is Manager of Gerald Properties, LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

Karen A. Spiker

Notary Public

Printed Name:

Karen A Spiker

My Commission Expires:

11-2-2021

KAREN A. SPIKER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 11/2/2021

EXHIBIT A
GERALD/RBCRA

Parcel 1:

Lots 1 and 2, less the North 70 feet thereof, and the South half of Lots 3 and 4, Block 14, Riviera, according to the plat thereof as recorded in Plat Book 2, Page 90, Public Records of Palm Beach County, Florida, Less and except that portion conveyed to the City of Riviera Beach in O.R. Book 27002, Page 845, more particularly described as follows: The East 5.00 feet of Lot 1, Block 14, Riviera, according to the plat thereof as recorded in Plat Book 2, Page 90, Public Records of Palm Beach County, Florida.

Parcel 2:

The North 70 feet of Lots 1 and 2, Block 14, Riviera, according to the plat thereof as recorded in Plat Book 2, Page 90, Public Records of Palm Beach County, Florida, Less and except that portion conveyed to the City of Riviera Beach in O.R. Book 27002, Page 845, more particularly described as follows: The East 5.00 feet of Lot 1, Block 14, Riviera, according to the plat thereof as recorded in Plat Book 2, Page 90, Public Records of Palm Beach County, Florida.

Parcel 3:

The North Half of Lots 1 and 4, Block 14, Riviera, according to the plat thereof as recorded in Plat Book 2, Page 90, Public Records of Palm Beach County, Florida.

Parcel 4:

Lots 5 and 6, Block 14, Riviera, according to the plat thereof as recorded in Plat Book 2, Page 90, Public Records of Palm Beach County, Florida.

Parcel 5:

Lots 7 and 8, Block 14, Riviera, according to the plat thereof as recorded in Plat Book 2, Page 90, Public Records of Palm Beach County, Florida.

Parcel 6:

The West 70 Feet of Lots 14, 15 and 16, Block 17, Riviera, according to the Plat thereof, as recorded in Plat Book 2, Page 90, Public Records of Palm Beach County, Florida.