

Prepared by and return to:  
**Harvey Schneider, Esq.**  
Attorney at Law  
All Country Title Agency, Inc.  
5301 North Federal Highway Suite 265  
Boca Raton, FL 33487  
561-367-1919  
File Number: 19-294PAR

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## Warranty Deed

**This Warranty Deed** made this **9th** day of **September, 2019** between **Francis Mulliez, a single man and Edith Mercier, a single woman** whose post office address is **954 Banyan Drive, Delray Beach, FL 33483**, grantor, and **5512 Old Ocean Blvd., LLC, a Florida limited liability company** whose post office address is **15 South West Park, Westwood, MA 02090**, 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:

**Parcel A:**

**LOT 5, LYING EAST OF OCEAN BOULEVARD, BLOCK A, PALM BEACH SHORE ACRES, BLOCKS A, B AND Z, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.**

**AND**

**Parcel B:**

**BEING A PART OF LOT B, PLAT OF TROPICAL SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 119, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF LOT C; THENCE SOUTH ALONG THE WEST BOUNDARIES OF SAID LOTS B AND C, 344.05 FEET TO A POINT OF INTERSECTION WITH A LINE 111.42 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT B, AND THE POINT OF BEGINNING; THENCE EAST ALONG SAID PARALLEL LINE 209.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OCEAN BOULEVARD; THENCE SOUTH 12°41'20" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, 114.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT B; THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID LOT B, 184.90 FEET TO THE SOUTHWEST CORNER OF LOT B; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID LOT B, 111.42 FEET TO THE POINT OF BEGINNING.**

**Parcel C:**

**Together with that portion of the right of way of Ocean Boulevard, according to the Plat of Tropical Shores as recorded in Plat Book 23, Page 119, of the Public Records of Palm Beach County, Florida,**

as abandoned in O. R. Book 27090, Page 287, said portion of Ocean Boulevard abutting those portions of Lot B and Lot C of Tropical Shores as described in O. R. Book 25179, Page 1413, Public Records of Palm Beach County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of said Lot C, thence run South 00 degrees 00 minutes 00 seconds East along the West boundaries of said Lot C and Lot B, a distance of 344.05 feet to a point of intersection with a line lying 111.42 feet North of and parallel with the South boundary of said Lot B, thence due East along said parallel line, a distance of 209.99 feet to the Westerly right of way line of Ocean Boulevard (60.00 feet wide) and Point of Beginning:

Continue thence Due East a distance of 30.75 feet to the centerline of said Ocean Boulevard; thence South 12 degrees 41 minutes 20 seconds West along said Centerline a distance of 114.21 feet; thence due West along the Easterly extension of the South line of Lot B of said Plat of Tropical Shores, a distance of 30.75 feet; thence North 12 degrees 41 minutes 20 seconds East along the Westerly right of way line of Ocean Boulevard a distance of 114.21 feet to the Point of Beginning.

Parcel Identification Number: 46-43-45-34-02-000-0271

Subject to easements, restrictions and reservations of record, which recitals shall not serve to reimpose same, and taxes for the year 2019 and thereafter.


**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.

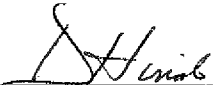
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the 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.

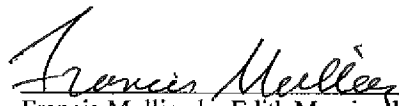
Signed, sealed and delivered in our presence:

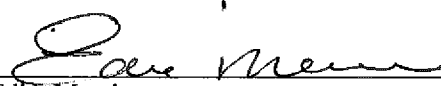
  
Witness Name: DAWN HINDS

  
Witness Name: BRAD SCHNEIDKER

  
Witness Name: DAWN HINDS

  
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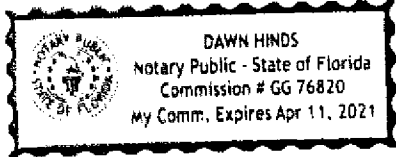
  
Francis Mulliez by Edith Mercier, his attorney-in-fact  
By Edith Mercier his AIF

  
Edith Mercier

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 9 day of September, 2019 by Francis Mulliez, by Edith Mercier, his attorney-in-fact, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



D. Hinds  
Notary Public

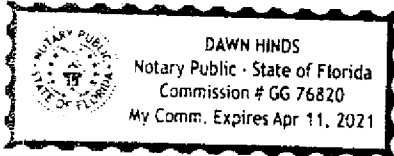
Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 9 day of September, 2019 by Edith Mercier, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



D. Hinds  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_