

This Instrument Prepared by:
Leonard J. Kleinman
Vice-President
Accurate Title Agency, Inc.
1701 W. Hillsboro Blvd., #207
Deerfield Beach, FL 33442
Incident to the issuance of a Title Insurance Policy

Real Estate Account No. 2401-605-0035-0008

WARRANTY DEED

THIS INDENTURE, made this 6th day of April, 2017, BETWEEN

AGC DEVELOPMENT CORPORATION, a Florida corporation,

of 10 Fairway Dr., Suite 124, Deerfield Beach, FL 33441, **GRANTOR**, and

ROGER B. DELPAPA,

whose post office address is 30 Forest Hills Lane, Boca Raton, FL 33431, **GRANTEE**:

WITNESSETH, that said Grantor, for and in consideration of **THREE-HUNDRED TWENTY-TWO THOUSAND and 00/100 (\$322,000.00) DOLLARS**, in hand paid to Grantor, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, the Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

Lot 35, Block 1, of THUMB POINT, according to the Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of St. Lucie County, Florida.

THIS CONVEYANCE is subject to the following and by accepting this Deed, Grantee does hereby agree to assume and abide by the following:

1. Taxes and assessments for the year 2017 and subsequent years;
2. Zoning, restrictions and prohibitions imposed by governmental authority;
3. Restrictions, easements or other matters appearing on the plat and common to the subdivision;

AND said Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

WARRANTY DEED

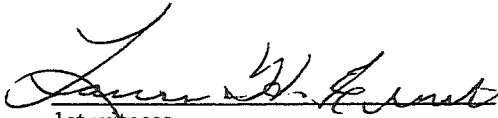
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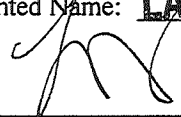
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above-written.

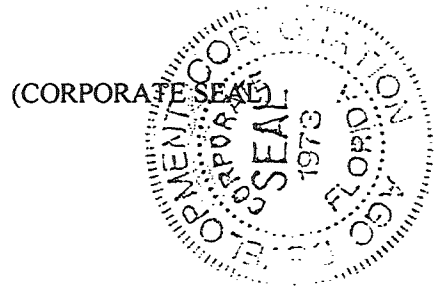
**SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:**

**AGC DEVELOPMENT CORPORATION,
a Florida corporation**


1st witness
Printed Name: **LAURA H. ERNST**

By: 
CHARLES RICHARD SHAMEL, JR.
President


2nd witness
Printed Name: **LEONARD J. KLEINMAN**



STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6th day of April, 2017 by **CHARLES RICHARD SHAMEL, JR., as President of AGC DEVELOPMENT CORPORATION, a Florida corporation**, who is personally known to me or who has produced _____ as identification.



Notary Public: **LEONARD J. KLEINMAN**
Printed Name: _____
My Commission Expires: _____

(SEAL)

