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Palm Beach County, Florida  
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Sharon R. Bock, CLERK & COMPTROLLER  
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PREPARED AND RECORDING REQUESTED BY:

MALLORY SQUARE PARTNERS

AND WHEN RECORDED RETURN TO:

Howard Feinmel, Esquire  
The Delta Law Firm  
5030 Champion Boulevard, PMB #G6-275  
Boca Raton, FL 33496  
561-910-5938

SPACE ABOVE THIS LINE IS FOR RECORDING DATA

**WARRANTY DEED**

**THIS WARRANTY DEED** is made and executed this 11<sup>th</sup> day of ~~September~~ October 2011 by CHRISTOPHER DESANTI, a single man and NICOLE CARAVELLA, a single woman hereinafter called the Grantors, and MALLORY SQUARE PARTNERS, a Florida Partnership, whose post office address is c/o Howard Feinmel, Esq. 5030 Champion Boulevard, PMB #G6-275 Boca Raton, FL 33496 hereinafter called the Grantee:

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, the following described real property in Palm Beach County, State of Florida:

**LOT 72, OF MALLORY SQUARE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, AT PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A/K/A 318 EAST MALLORY CIRCLE, DELRAY BEACH, FL 33483**

The Parcel Identification Number is: **12-43-46-16-F2-000-0720**

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASMENT OF RECORD, IF ANY, WITHOUT INTENDING TO REIMPOSE THE SAME AND TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.

**TO HAVE AND TO HOLD** the above described real estate in fee simple forever with all and singular the appurtenances thereto belonging or in anywise appertaining and all the estate, right, title, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

And the Grantor by this Warranty Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor aforesaid has set its hand this 11<sup>th</sup> day of ~~September~~ <sup>October</sup> 2011.

Grantor  
Nicole Caravella  
NICOLE CARAVELLA

Grantor  
Christopher Desanti  
CHRISTOPHER DESANTI

Witnesses:  
Nicole Pacheco  
Signature  
Nicole Pacheco  
Print Name

Edmar Cherry  
Signature  
Edmar Cherry  
Print Name

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared NICHOLE CARVELLA and CHRISTOPHER DESANTI, who are personally known to me and/or produced government issued identification and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 11<sup>th</sup> day of October, 2011.

NOTARY PUBLIC-STATE OF FLORIDA  
Chrystal D. Crawford  
Commission # 22082843  
Expires: APR. 25, 2015  
BONDED THRU ATLANTIC BONDING CO., INC.

Chrystal D Crawford  
NOTARY PUBLIC  
My Commission Expires: