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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:

EQUUS 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 27th day of September 2011 by CHERYL CHARLES-DUVAL, a single woman, hereinafter called the Grantor, and EQUUS 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 94, OF EQUUS AGR-PUD PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 157, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

The Parcel Identification Number is: **00-42-45-10-10-000-0940**

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 26th day of September 2011.

Grantor
Cheryl Charles Duval
CHERYL CHARLES-DUVAL

Witnesses:
Nicole Pacheco
Signature
Nicole Pacheco
Print Name

Edward Brown
Signature
Edward Brown
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 CHERYL CHARLES-DUVAL who is 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 27th day of September, 2011.

Chrystal Crawford
NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Chrystal D. Crawford
Commission # EE082843
Expires: APR. 25, 2015
BONDED THRU ATLANTIC BONDING CO., INC.