

Prepared By & Return To:

Name: Samuel AnicetteAddress: 12333 Colony Preserve DrCity: Dayton BeachState: FL Zip Code: 33436Parcel Control Number 00424602260 000430

Space Above: This Line for Recorder's Use

QUIT CLAIM DEED

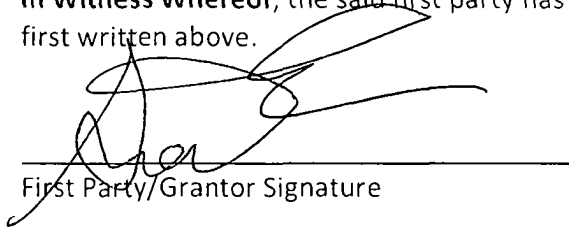
This quit claim deed, executed this 23 day of 10, 2023 by first party,
Grantor(s): Assured Properties LLC.whose post office address is: 6201 Willoughby Cir. Lake Worth, FL 33463to second party, Grantee(s): The Anicettes Transportation LLC.whose post office address is: 12333 Colony Preserve Dr. Dayton Beach, FL
33436

Witnesseth, that the said first party, for the sum of \$ 10.00, and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Palm Beach County Florida:

(Legibly print, type, or stamp the full legal description in the space below)

Lot 43, Colony Preserve PUD according to the Plot
thereof recorded as Plot Book 101, Pages 19, 33
to the public Records of Palm Beach County,
Florida 33436

In Witness Whereof, the said first party has signed and sealed these presents the day and year first written above.

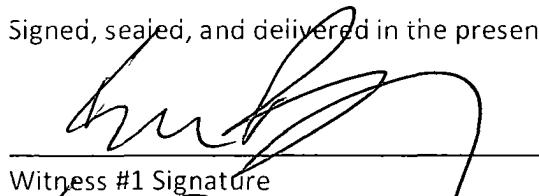

First Party/Grantor Signature

First Party/Grantor Signature

Samuel Anicette
First Party/Grantor Printed Name
President

First Party/Grantor Printed Name

Signed, sealed, and delivered in the presence of:


Witness #1 Signature

Levi Burman
Witness #1 Printed Name


Witness #2 Signature

Wadia Francis
Witness #2 Printed Name

STATE OF FLORIDA

COUNTY OF Palm Beach

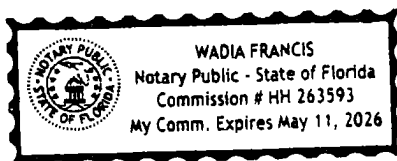
The foregoing instrument was acknowledged before me by means of ☒ physical presence or

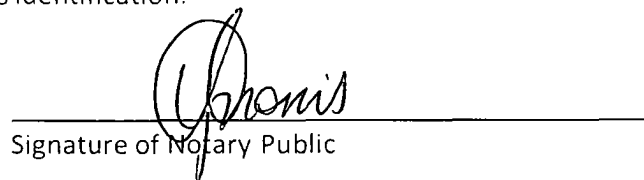
☐ online notarization, this 24 day of October, 2023, by

Samuel Anicette who ☐ is personally known to me or

☒ produced FL Dr License as identification.

(SEAL)




Signature of Notary Public

Wadia Francis
Printed Name of Notary Public

My Commission Expires: May 11, 2026

Prepared by and return to:

Allen Falk, Esq
507 N Dixie Hwy
Lake Worth, FL 33460
Parcel Identification No. 00-42-46-02-26-000-0430
561 493 9200

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30th day of May, 2018 between **Janel Valcin**, a single man whose post office address is 12333 Colony Preserve, Boynton Beach, FL 33436 of the County of Palm Beach, State of Florida, grantor*, and **Assured Properties LLC**, a Florida Limited Liability Company whose post office address is 12333 Colony Preserve Dr, Boynton Beach, FL 33436 of the County of Palm Beach, State of Florida, grantee*,

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:

Lot 43, Colony Preserve, P.U.D., according to the plat thereof recorded at Plat Book 101, Pages 19-23, in the Public Records of Palm Beach County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

This Deed has been prepared without benefit of an independent Title examination. Preparer renders no opinion to the title or description of the conveyed property

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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: Astrid Jean

Janel Valcin
Janel Valcin

Witness Name: Vanina Gissel

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 30th day of May, 2018 by Janel Valcin, a single man. He/She ☐ is personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]

Notary Public Astrid Jean

Printed Name: _____

My Commission Expires: _____

