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31-1999 12:45 PM 99-128218  
ORB 11018 Pg 896  
Con 500,000.00 Doc 3,500.00  
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This instrument prepared by and should be returned to:  
Laurie L. Gildan, ESQ.  
Greenberg Traurig, P.A.  
777 S. Flagler Drive, Suite 300E  
West Palm Beach, Florida 33401  
W/C 42

Docket # 990397 - U.S.  
The Town of Mangonia Park Purchases  
Mangonia Park Utility Co. on  
March 30, 1999.  
Laura M. Levy  
Town Admin.

Grantee's S.S. # 59-6017774  
Property Control Nos.: See Exhibit "A" attached hereto

**WARRANTY DEED**

**THIS WARRANTY DEED** is made this 30th day of March, 1999, by **MANGONIA PARK UTILITY COMPANY, a Florida corporation** (hereinafter called the "Grantor"), whose mailing address is P. O. Box 8006, West Palm Beach, FL 33407, to the **TOWN OF MANGONIA PARK, a municipality duly existing under the laws of the State of Florida** (hereinafter called the "Grantee"), whose mailing address is 1755 E. Tiffany Drive, Mangonia Park, Florida 33407.

**WITNESSETH:**

Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida**, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

This conveyance is subject to: restrictions, covenants, and easements of record; zoning, prohibitions and other requirements imposed by governmental authorities.

**TO HAVE AND TO HOLD** the same, together with all hereditaments, easements, and appurtenances pertaining to or benefiting the same, unto Grantee, and Grantee's successors and assigns in fee simple forever.

Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Grantor hereby certifies that this Deed has been duly authorized and executed in compliance with Florida Statutes §607.1202.

DOCUMENT NUMBER-DATE

~~06890~~ MAY 19 99

FPSC-RECORDS/REPORTING

SEARCHED  
SERIALIZED  
INDEXED  
MAY 19 1999  
FBI - MIAMI  
COMMUNICATIONS SECTION

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

MANGONIA PARK UTILITY COMPANY, a Florida corporation

Sign: [Signature]
Print: Laurie L. Gildan

By: [Signature]
Theresa Cox, President

Sign: [Signature]
Print: Phillip C. Gildan

STATE OF FLORIDA )
) SS:
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 30th day of March, 1999 by THERESA COX, as President of MANGONIA PARK UTILITY COMPANY, a Florida corporation, on behalf of the corporation.

[NOTARIAL SEAL]
Laurie L. Gildan
MY COMMISSION # CC710825 EXPIRES
April 28, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

Notary: [Signature]
Print Name:
Notary Public, State of Florida
My commission expires:

[X] Personally Known OR [ ] Produced Identification
Type of Identification Produced \_\_\_\_\_

EXHIBIT "A"

PARCEL 1:

Lots 9, 10, 11 and 12, Block 3, AMENDED PLAT OF MANGONIA HILLS, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida recorded in Plat Book 27, page 110, said lands situate, lying and being in Palm Beach County, Florida.

Property Control Nos.: 44-43-43-05-11-003-0090

-0100

-0110

-0120

PARCEL 2:

Commencing at the Northwest corner of Section 5, Township 43 South, Range 43 East, Palm Beach County, Florida; thence South 87 degrees 40 minutes 00 seconds East, along the North line of said Section 5, a distance of 250.00 feet to the point of beginning of the following described parcel; thence continue South 87 degrees 40 minutes 00 seconds East, along said North line of said Section 5, a distance of 387.73 feet; thence South 04 degrees 50 minutes 00 seconds West, a distance of 570.88 feet; thence South 27 degrees 43 minutes 27 seconds West, a distance of 119.41 feet to the intersection with the Northerly right-of-way line of the Seaboard Airline Railroad; thence North 53 degrees 17 minutes 53 seconds West along said Northerly right-of-way line, a distance of 401.42 feet; thence North 04 degrees 50 minutes 00 seconds East, a distance of 452.03 feet to the Point of Beginning

LESS AND EXCEPT:

Commencing at the Northwest corner of Section 5, Township 43 South, Range 43 East, Palm Beach County, Florida; thence South 87 degrees 40 minutes 00 seconds East, along the North line of said Section 5, a distance of 250.00 feet to the point of beginning of the following described parcel; thence continue South 87 degrees 40 minutes 00 seconds East, along the North line of said Section 5, a distance of 387.73 feet; thence South 04 degrees 50 minutes 00 seconds West, a distance of 543.74 feet; thence North 85 degrees 10 minutes 00 seconds West, a distance of 42.34 feet; thence South 33 degrees 21 minutes 48 seconds West, a distance of 118.84 feet to the intersection with the Northerly right-of-way of the Seaboard Airline Railroad; thence North 53 degrees 17 minutes 53 seconds West, along said Northerly right-of-way line, a distance of 339.42 feet; thence North 4 degrees 50 minutes 00 seconds East, a distance of 452.03 feet to the Point of Beginning.

Property Control No.: 44-43-43-05-00-009-0020