

PREPARED BY AND RETURN TO:
Michael D. Chimento III, Esquire
CHIUMENTO, GUNTARP & SELIS, P.L.
145 City Place, Suite 301
Palm Coast, Florida 32164

Property Appraisers Parcel
Identification Number
201231-2950-00000-0510;
201231-2950-00000-0800;

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, Made this 18th day of January, 2011, between **MULLEN CONSTRUCTION COMPANY, INC., a Florida corporation d/b/a Town and Country Homes and MICHAEL MULLEN, individually**, whose post office address is 1 Enterprise Drive, Bunnell, FL 32110, hereinafter called the Grantor, to **EASY DAY HOLDINGS, LLC, a Florida limited liability company**, whose address is 3971 South Chinook Lane, Ormond Beach, FL 32174, hereinafter called the Grantee:

WITNESSETH, That said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Flagler County, Florida, to-wit:

Lot 51, of the Subdivision plat of GRAND LANDINGS PHASE 1, according to the map or plat thereof recorded in Map Book 36, Pages 37-47, Public Records of Flagler County, Florida.

Lot 80, of the Subdivision plat of GRAND LANDINGS PHASE 1, according to the map or plat thereof recorded in Map Book 36, Pages 37-47, Public Records of Flagler County, Florida.

THIS DEED IS IN LIEU OF FORECLOSURE AND IS INTENDED TO BE AN ABSOLUTE CONVEYANCE OF THE TITLE TO THE ABOVE-DESCRIBED REAL PROPERTY, AND NOT AS ADDITIONAL SECURITY, AND IS IN CONSIDERATION OF THE FULL SATISFACTION OF THE DEBT, OBLIGATIONS, COSTS, AND CHARGES SECURED BY THAT CERTAIN MORTGAGE IN FAVOR OF **EASY DAY HOLDINGS, LLC, a Florida limited liability company** DATED **July 31, 2009** AND RECORDED IN O.R. BOOK 1732, PAGE 114, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND FULL RELEASE OF LIABILITY.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

IN WITNESS WHEREOF, the Grantor has signed sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

MULLEN CONSTRUCTION COMPANY, INC., a Florida corporation d/b/a Town and Country Homes

Aham W. Funder

By: *[Signature]*
Michael Mullen, President

Witness
Sharon W. Frankiewicz
(Printed Name of Witness)

By: *[Signature]*
Michael Mullen, Individually

[Signature]
Witness

Cheryl M. Brugna
(Printed Name of Witness)

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 18 day of January, 2011, by Michael Mullen, as President of Mullen Construction Company, Inc. and Michael Mullen, individually, and who is personally known to me or who has produced [Signature] as identification and who did/did not take an oath.

Phyllis R. Lytle
Notary Public
Printed Name: PHYLLIS R LYTLE
My Commission Expires:

