

Prepared by and Return to:
Paradise Title of St. Augustine, LLC
Pam Gesell
2225 A1A SOUTH, SUITE C-8
Saint Augustine, Florida 32080
Our File Number: P15-2633

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF St. Johns)
)
SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this December 15, 2015, between Hari Maru, LLC., a Florida limited liability company, whose mailing address is: 1102 A1A N. Ste 102, Ponte Vedra Beach, Florida 32082, party of the first part, and Generation Homes LLC, whose mailing address is: PO Box 600877, Jacksonville, Florida 32260, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 9, Block F, Beach Haven-Unit Two, according to the map or plat thereof, as recorded in Map Book 37, Page 94 through 96, of the Public Records of Flagler County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

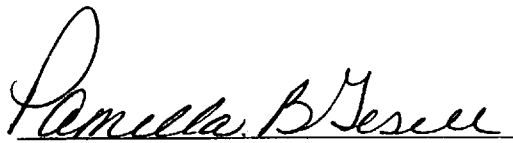
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD the same in fee simple forever.


AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

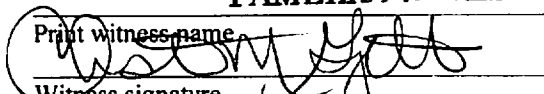
IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on December 30, 2015.

Signed, sealed and delivered in the presence of:

Hari Maru, LLC, a Florida limited liability company by its Manager Beachnik Holdings, LLC, a Florida limited liability company by its Managing Member DHR Property Investments, Inc., a Florida corporation


Witness signature
PAMELLA B. GESELL

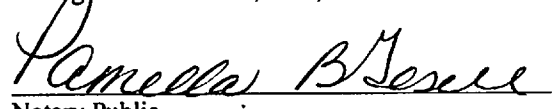
By: 
Print Name: Dinah Robertson
Title: President


Witness signature
Christina M. Guyette
Print witness name

(Corporate Seal)

State of Florida
County of St. Johns

THE FOREGOING INSTRUMENT was acknowledged before me this 15th day of December, 2015 by Dinah Robertson, President of DHR Property Investments, a Florida corporation, as Managing Member of Beachnik Holdings, LLC., a Florida corporation, as Manager of Hari Maru, LLC, a Florida limited liability company, who is personally known to me.


Notary Public
PAMELLA B. GESELL
Print Notary Name

My Commission Expires:

Notary Seal

