

Prepared by/Return to:
Pioneer Title Services, L.L.C.
Attn:Michelle J. Heiser
145 City Place, Ste 301-A
Palm Coast, FL 32164

File Number: 10.16.220

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Warranty Deed

This Warranty Deed made this 2nd day of June, 2016 between

Angela Piazza, individually and as Trustee of the Angela Piazza Revocable Living Trust dated March 2, 2015 whose post office address is 11 Ellington Drive, Palm Coast, FL 32164,
Grantor, and

AAE Holdings LLC, A Florida LLC
whose post office address is 1 Farraday Ln, Palm Coast, FL 32137,
Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of Twelve Thousand and 00/100 Dollars (\$12,000.00) 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 Flagler County, Florida to-wit:

Lot 9, Block 79, ULYSSES TREES SECTION 57, SEMINOLE WOODS AT PALM COAST, according to the map or plat thereof as recorded in Plat Book 17, Page 12, Public Records of Flagler County, Florida.

Parcel Identification Number: 071131-7057-00790-0090

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 and the property is vacant land.

Subject to taxes for the year 2016 and subsequent years; Assessments of any Homeowner or Community Association, Covenants, Conditions, Restrictions, Easements, Reservations and Limitations of Record, 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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the 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, 2015.

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:

[Signature]
LAURA A. LEONARDO - FLYNN
[Signature]
Witness Name: Cheri Holceek

✓ *[Signature]*
Angela Piazza, Individually and as Trustee

State of Florida
County of Flagler

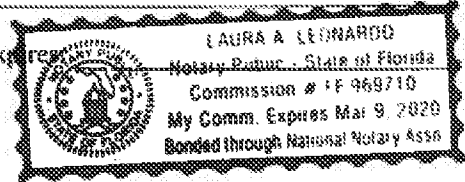
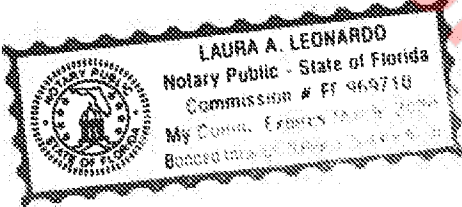
The foregoing instrument was acknowledged before me this 2nd day of June, 2016 by Angela Piazza, Individually and as Trustee and as Trustee of the Angela Piazza Revocable Living Trust dated March 2, 2015, who is personally known or has produced a driver's license as identification.

[Signature]
Notary Public

[Notary Seal]

Printed Name:

My Commission Expires



Unofficial Copy