

Prepared by and return to:
Scott M. Price, Esquire
AKERMAN LLP
420 S. Orange Ave., Suite 1200
Orlando, Florida 32801

WARRANTY DEED

THIS WARRANTY DEED made this 30 day of May, 2017, between **ADR HOLDINGS 700 LLC**, a Florida limited liability company, whose address is 6000 Metrowest Boulevard, Suite 101, Orlando, Florida 32835, hereinafter called the Grantor, to **MATTHEW J. GRECO**, a single man, whose post office address is 4162 Acorn Avenue, Bunnell, Florida 32110, hereinafter called the Grantee.

(Wherever 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)

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the Grantor's interest in that certain land situate in FLAGLER County, Florida, viz:

Lot 14, Block 159, DAYTONA NORTH, according to the Plat thereof, recorded in Map Book 10, pages 1 through 15, of the Public Records of Flagler County, Florida.

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 land is subject to applicable zoning ordinances, regulations and governmental requirements, real estate taxes for the year 2017 and subsequent years, all covenants, conditions, restrictions, easements and all other items of public record which said reference to here shall not serve to reimpose same; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land subject to the matters referred to herein and will defend the same against the lawful claims of all persons or entities whomsoever.

