

Prepared By and Return To:

Avis Title Insurance Agency, Inc.
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

incidental to the issuance of a title insurance policy.

File Number: 18-0580

Parcel ID: 071131-7024-00530-0130

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED dated July 6, 2018, by

John C. Godfrey and Nancy A. Godfrey, husband and wife

whose post office address is:

59 N Jackson Ave, Washington, NJ 07882

hereinafter called the GRANTOR, to

SG Flagler Holdings, LLC, a Florida limited liability company

whose post office address is:

185 Cypress Point Pkwy Suite 7, Palm Coast, FL 32164.

hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all 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, all that certain land situated in Flagler County, Florida, viz:

Lot 13, of Block 53, of PALM COAST, MAP OF PINE GROVE, SECTION 24, according to the plat thereof, as recorded in Map Book 8, Page 53, of the Public Records of Flagler County, Florida.

Grantor warrants this VACANT Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2018 and subsequent years; 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

Signed in the presence of the following *TWO DIFFERENT* WITNESSES:

#1 Witness Signature: Jean Bowers

Print Name: Jean Bowers

John C. Godfrey By Nicole Godfrey as his attorney in fact in fact
John C. Godfrey, By Nicole Godfrey as his attorney in fact

#2 Witness Signature: Tracey J. Anderson

Print Name: Tracey J. Anderson

Nancy A. Godfrey By Nicole Godfrey as her attorney in fact in fact
Nancy A. Godfrey, By Nicole Godfrey as her attorney in fact

State of: New Jersey

County of: Warren

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 6th day of July, 2018 by: JOHN C. GODFREY AND NANCY A. GODFREY who is personally known to me or who has produced a DRIVERS LICENSE as identification and who did take an oath.

(Notary Seal)

NOTARY PUBLIC Signature: Samantha L. Dalrymple

My Commission# 50064344

Expires: 7/18/2022 Print Name: Samantha L. Dalrymple

