

Prepared by and return to:
TITLE CHAIN, INC.
Joanne Villano
One Armand Beach Drive, Suite 1A
Palm Coast, Florida 32137

File Number: 2634
Folio Number: 04-11-31-3513-00000-0851

General Warranty Deed

Made this December 5, 2018 A.D. By **Buildings & More, LLC**, correctly stated as **Buildings and More, LLC**, a Kentucky limited liability company, hereinafter called the grantor, to **Alfred John Grantham and Sylvia Kim-Tse Grantham** also known as **Sylvia Kim-Tze Grantham, (and successors)** who are husband and wife, Trustees of the **Grantham Family Trust**, dated November 10, 1997, with the full power and authority to protect, conserve, sell, lease, encumber, manage and/or dispose of said real property pursuant to F.S. 689.073, whose post office address is: 192 South Orange Grove Boulevard, Suite 202, Pasadena, California 91105-3553, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$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 situate in Flagler County, Florida, viz:

Unit 851, Phase 8, CINNAMON BEACH AT OCEAN HAMMOCK, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 982, Page 429, Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: 04-11-31-3513-00000-0851

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 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 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.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Duncan A. Taylor
Witness #1
Witness Printed Name Duncan A. Taylor

Buildings and More, LLC, a Kentucky limited liability company

By: *Barbara Quirey Sprague* (Seal)
Barbara Quirey Sprague, Manager-Member
Address: 802 Craig Drive, Henderson, Kentucky 42420

Debra K. Manion
Witness #2
Witness Printed Name Debra K. Manion

STATE OF KENTUCKY
COUNTY OF Henderson

The foregoing instrument was acknowledged before me this 30th day of November, 2018, by Barbara Quirey Sprague, as manager-member of Buildings and More, LLC, a Kentucky limited liability company, on behalf of the company

personally known to me
OR
 produced _____ as identification.

Debra K Manion
Notary Public
Print Name: Debra K manion
My Commission Expires: 5-3-2019
ID# 521620