

Prepared by & Return to:

Mary Beth Micieli-Vanryne
America's Choice Title Company
5182 N. Ocean Shore Blvd, Ste B
Palm Coast, Florida 32137

File Number: HD-19-613

Property Appraiser's Parcel I.D. (folio) Number(s):

38-11-31-0920-00000-0025

Documentary Stamps paid in OR Book 2421, Page 836

Assignment and Assumption of Agreement and Easement of Slip Use Rights.

This Assignment and Assumption of Agreement and Easement of Slip use Rights (the "Assignment"), made as of this 5th day of February, 2020 between, **Andrew Howard Silvers, a single person**, whose mailing address is 30 Park Place Circle, Palm Coast, Florida 32164 ("Assignor") and **Albert P. Guay and Priscilla St. John, husband and wife**, whose mailing address is 500 Canopy Walk Lane # 542, Palm Coast, Florida 32137 ("Assignee")

Witnesseth

Whereas, Assignor is the owner of the following property situate in Count of Flagler, State of Florida, viz:

Slip No. 25, as more particularly depicted on Exhibit "A" attached to Agreement and Easement of Slip Use Rights recorded in Official Records Book 1303, page 92, and according to the Declaration of Covenants, Conditions and Easements for Canopy Walk Marina, recorded in Official Records Book 1158, page 983, of the Public Records of Flagler County, Florida. The rights of the insured Slip Grantee in and to the Slip constitute an appurtenance to the insured's ownership in and to Unit No. 542, Canopy Walk, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1019, page 189 through 393, of the Public Records of Flagler County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Whereas the Assignor is the Grantee under that certain Warranty Deed dated May 1, 2019 and recorded May 6, 2019 in O. R. Book 2353, Page 251 in the Public Records of Flagler county, Florida known as Slip # 25 as further described therein (the "Boat Slip")

Whereas, Assignor intends to assign to Assignee all of its rights, easements, interest, obligations, limitations, restrictions in and to the Boat Slip in "As-Is", "Where Is" condition and with all faults, without any representation or warranty whatsoever as to its condition, fitness for any particular purpose, merchantability or any other warranty express or implied on the date hereof relating to the ownership, use rights and/or operation of the Boat Slip.

Now, therefore, in consideration of ten and no/100 dollars (\$10.00) in hand paid by assignee to assignor the mutual covenants contained herein and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows.:

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- A. RECITALS. The recitals hereinabove are incorporated herein and made part of this Assignment.
- B. ASSIGNMENT. Assignor does hereby assign, grant convey, transfer and set over to Assignee all rights, title and interest of Assignor in and to the Boat Slip as of the date of this Assignment, together with all easements, obligations, limitations and restrictions relating to the property and/or Unit in existence as of the date of this Assignment and in Assignor's possession, if any
- C. As-Is Condition. Assignor and Assignee agree that this Assignment for the use of the Boat Slip is being assigned in "As-Is", "Where Is" Condition and with al faults, without any representation or warranty whatsoever as to its conditions, fitness for any particular purpose, merchantability or any other warranty express or implied on the date hereof relating to the ownership, use rights and/or operation of the Boat Slip.
- D. Successors. This Agreement shall inure to the benefit of and be binding upon the successors, successors-in-title, and assigns of Assignor and Assignee.
- E. Governing Law. This Assignment shall be construed under and enforced in accordance with the laws of the State of Florida. Venue for any action involving this Assignment shall lie only in Flagler County, Florida.
- F. Acceptance. Assignee hereby accepts the foregoing assignment and herby assumes all of the Assignor's obligations, including any assessments and maintenance costs with respect to the Boat Slip.
- G. Further Documentation. Assignor and Assignee agree, upon reasonable request of the other party, to promptly execute and deliver such additional documents, and take further action, as may be necessary to assure that the purpose of this Assignment is fulfilled.
- H. Counterpart Signatures. This Assignment may be executed in any number of counterparts, any one and all of which shall constitute the agreement of Assignor and Assignee and each of which shall be deemed an original, but all of which together shall constitute on and the same document.

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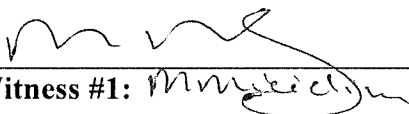
38-11-31-0920-00000-0025


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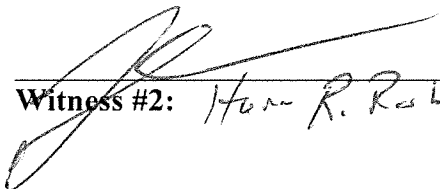
In Witness Whereof, the Assignor and Assignee have executed this Assignment and affixed their respective seals as of the day and year first above written.

Signed, sealed and delivered in our presence

Assignor:


Witness #1: *M. Micieli-Vanryne*

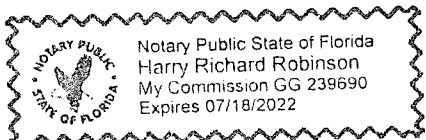

Andrew Howard Silvers


Witness #2: *Harry R. Robinson*

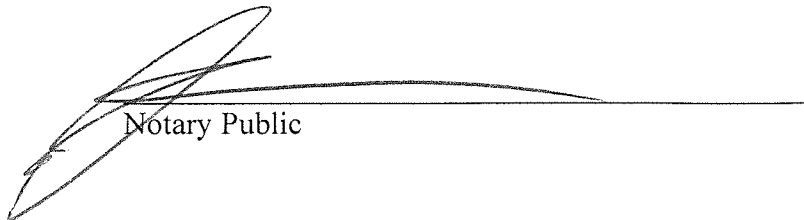
State of Florida
County of Flagler

Unofficial Copy

The foregoing instrument was acknowledged before me this 5th day of February 2020, by **Andrew Howard Silvers who, by means of his physical appearance, appeared before me**, and who produced a Driver's License as identification



(Notary Seal)


Notary Public

Prepared by & Return to:

Mary Beth Micieli-Vanryne
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Assignee:

[Signature]
Witness #1: *[Signature]*

Beverly McGowan
Witness #2:

BEVERLY MCGOWAN

State of Florida
County of Flagler

[Signature]
Albert P Guay

[Signature]
Priscilla St John

The foregoing instrument was acknowledged before me this 5 day of February 2020, by **Albert P Guay and Priscilla St John** who, by means of their physical appearance, appeared before me, and who produced a Driver's License as identification

[Signature]
Notary Public

