

THIS INSTRUMENT PREPARED BY:

HB Title, Inc.
2285 W. Eau Gallie Blvd.
Melbourne, FL 32935
Consideration: \$1,705,000.00
Tax ID No. 09-10-30-0000-01020-0000
Our File: 2020-8973

[Space Above This Line For Recording Data]

Special Warranty Deed

This Indenture made this 29 day of May, 2020 between **Palm Coast Florida Holdings, LLC**, a Florida limited liability company, whose post office address is **P.O. Box 22547, Saint Simons Island, GA 31522**, party of the first part, and **Holiday Builders, Inc.**, a Florida Corporation, of **2293 W. Eau Gallie Blvd., Melbourne, FL 32935**, party/parties of the second part.

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

See Exhibit 'A' Attached

Subject, however, to taxes for the current year, all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

In Witness Whereof, first party has signed and sealed this 29 day of May, 2020.

Signed, sealed and delivered in our presence

[Signature]
 Witness signature
CHASE PARKIE
 Print witness name
[Signature]
 Witness signature
Terry Tuten
 Print witness name

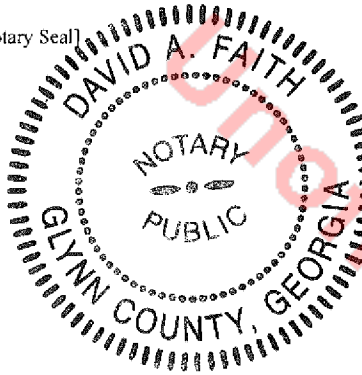
Palm Coast Florida Holdings, LLC, a Florida limited liability company

By: [Signature]
John P. Byrnes Manager

State of Georgia
County of Glynn

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization this 29 day of May, 2020 by John P. Byrnes, Manager of of Palm Coast Florida Holdings, LLC, a Florida limited liability company. He/she/they is/are personally known to me or has/have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: David Faith

My Commission Expires: 11/9/2024

Official Copy

Exhibit "A"**Property Description**

Parcel 1: Lot 109, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 2: Lot 110, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 3: Lot 111, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 4: Lot 112, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 5: Lot 113, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 6: Lot 114, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 7: Lot 115, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 8: Lot 128, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 9: Lot 129, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 10: Lot 130, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 11: Lot 131, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 12: Lot 132, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 13: Lot 178, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 14: Lot 179, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 15: Lot 184, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 16: Lot 185, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 17: Lot 186, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 18: Lot 187, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 19: Lot 202, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through

43, Public Records of Flagler County, Florida. Parcel 20: Lot 203, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 21: Lot 204, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 22: Lot 2, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 23: Lot 210, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 24: Lot 211, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 25: Lot 214, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 26: Lot 215, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 27: Lot 245, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 28: Lot 246, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 29: Lot 247, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 30: Lot 248, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida. Parcel 31: Lot 1, SAWMILL CREEK AT PALM COAST PARK, according to the plat thereof recorded in Plat Book 39, Pages 36 through 43, Public Records of Flagler County, Florida.

File No. 2020-8973

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