

Prepared by and return to:
Danielle Acosta
Empower Title, LLC
1533 Dale Mabry Highway, Suite 101
Lutz, FL 33548

File Number: 2078057EFL

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **21st day of September, 2020**, between **FL PCM Holding LLC A Florida limited liability company** whose post office address is **1626 N. Kingsley Dr Apt 4, Los Angeles, CA 40027**, grantor, and **LGI Homes - Florida, LLC A Florida limited liability company** whose post office address is **1450 Lake Robbins Drive, Ste 430, The Woodlands, TX 77380**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Flagler County, Florida**, to-wit:

PARCEL 1

Lot 75, Block 3, PALM COAST, MAP OF BELLE TERRE SECTION 12, according to the plat thereof, as recorded in Plat Book 6, Pages 73 through 80, inclusive, and as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.

PARCEL 2

Lot 76, Block 3, PALM COAST, MAP OF BELLE TERRE SECTION 12, according to the plat thereof, as recorded in Plat Book 6, Pages 73 through 80, inclusive, and as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.

PARCEL 3

Lot 17, Block 43, PALM COAST, MAP OF ROYAL PALMS, SECTION 31, according to the plat thereof, recorded in Map Book 10, Pages 43 through 53, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 07-11-31-7012-00030-0750 ; 07-11-31-7012-00030-0760;
07-11-31-7031-00430-0170

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

FL PCM Holding LLC

[Signature]
Witness Name: George Bedevian

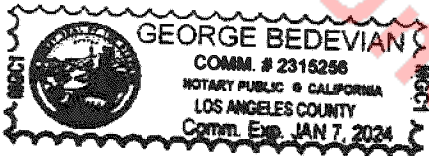
[Signature]
By Vahagn Martirosyan, Managing Member

[Signature]
Witness Name: JACK BEDEVIAN

State of California

County of Los Angeles

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of September, 2020, by Vahagn Martirosyan, Managing Member, of FL PCM Holding, LLC a Florida limited liability company, is personally known to me or produced Drivers License as identification.



[Signature]
(Signature of Notary Public)

George Bedevian
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced

Official Copy