

Record and Return to:
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, FL 32119

Prepared by:
Tami Luxton, C.L.C.
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, FL32119

File Number: CM201143

(Space Above This Line For Recording Data)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this October 21, 2020, between MILAN KHANNA, a married man, whose mailing address is: 139 Creek Forest Lane, Ormond Beach, FL 32174, party of the first part, and Volusia Residential Construction, LLC, a Florida Limited Liability Company, whose mailing address is: 2379 Beville Road, Daytona Beach, Florida 32119, 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:

LOT 11, CONSERVATORY AT HAMMOCK BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 34, PAGE(S) 78 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

The subject premises IS NOT the homestead of the grantor

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements 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.

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 these present the date set forth on October 21, 2020.

Signed and Sealed in the Presence of:

Natasha Raabe
Witness Natasha Raabe

Deborah Galt
Witness Deborah Galt

By: *Milan Khanna*
MILAN KHANNA

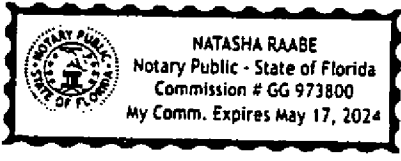
State of FLORIDA
County of VOLUSIA

The foregoing instrument was acknowledged before me by means of (xx) physical presence or () online notarization, this 21ST day of October, 2020, he () is personally known to me or (XX) has produced Driver(s) License as identification.

Natasha Raabe
NOTARY PUBLIC

Printed Name _____

My Commission Expires: _____



SOUTHERN TITLE