

Prepared by:

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File Number: 20-0376-02  
Will Call No.: 5-

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## Special Warranty Deed

**This Special Warranty Deed** made this 30th day of October, 2020 between Key Palm Coast, LLC, a Florida limited liability company whose post office address is 848 Brickell Avenue, Suite 1100, Miami, FL 33131, grantor, and Volusia Residential Construction, LLC, a Florida Limited Liability Company whose post office address is 2379 Beville Road, Daytona Beach, FL 32119, 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 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 Flagler County, Florida, to-wit:

**LOTS 19, 44, 46, 109, 192, 229, 248, 257 AND 259, CONSERVATORY AT HAMMOCK BEACH, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 78 THROUGH 101, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

PARCEL NO: 421030321000000190  
PARCEL NO: 421030321000000440  
PARCEL NO: 421030321000000460  
PARCEL NO: 4210303210000001090  
PARCEL NO: 4210303210000001920  
PARCEL NO: 4210303210000002290  
PARCEL NO: 4210303210000002480  
PARCEL NO: 4210303210000002570  
PARCEL NO: 4210303210000002590

**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.

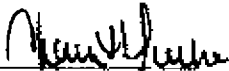
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.


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:

Key Palm Coast, LLC, a Florida limited liability company

By: Key International, Inc., a Florida corporation, its sole Manager

  
Witness Name: Cheryl Serrita

By:   
Diego Aráid, President

  
Witness Name: LUCILA MEJIA RUEDA

Unofficial Copy

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28 day of October, 2020 by Diego Ardid, President of Key International, Inc., a Florida corporation, as sole Manager of Key Palm Coast, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced a \_\_\_\_\_ as identification.

[Notary Seal]



Johanna E. Stumbaugh  
Comm. #GG332799  
Expires: September 4, 2023  
Bonded Thru Aaron Notary

Johanna E. Stumbaugh  
Notary Public  
Printed Name: Johanna E. Stumbaugh  
My Commission Expires: 9.4.23

Unofficial Copy