

THIS INSTRUMENT PREPARED BY:
Covenant Closing & Title Services
4879 Palm Coast Pkwy NW, Suite 4
Palm Coast, FL 32137

Incident to the fulfillment of conditions contained
in title insurance commitment issued by it.

Tax ID #: 04-11-31-3513-00000-0764
File No: 20-103014

WARRANTY DEED

(Limited Liability Company)

This Warranty Deed made this 11th day of November, 2020 by **Kincor Properties, LLC, a Florida Limited Liability Company**, and having its place of business at 102 Nandina Terrace, Winter Springs, FL 32708 hereinafter called the grantor,

to **Martin Serrano Del Carmen and Sandra James, husband and wife**, whose post office address is: 1725 Laurel Ridge Court, Reno, NV 89523, hereinafter called the grantee,

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of company.)

WITNESSETH: That said grantor, for and in consideration of the sum of \$530,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Flagler County, Florida**, viz:

Unit 764, Phase 7, of CINNAMON BEACH AT OCEAN HAMMOCK, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 982, Page 429, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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 **2020**, reservations, restrictions and easements of record, if any.

In Witness Whereof, the Grantor has caused these presents to be executed, the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]

Witness #1 Sign

Margaret Ford Simmons

Witness #1 Print

Kincor Properties, LLC, a Florida limited liability company

[Handwritten Signature]

Patricia A. Craven, Manager

[Handwritten Signature]

Witness #2 Sign

Roberts Row

Witness #2 Print

*****TWO SEPARATE WITNESSES REQUIRED*****

State of Florida

County of Flagler

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11th day of November, 2020 by **Patricia A. Craven as Manager of Kincor Properties, LLC, a Florida Limited Liability Company**, on behalf of Company, who is personally known to me or provided a driver's license as identification.

(Notary Seal)

[Handwritten Signature]

Notary Public

My commission expires: _____

