

**Prepared By and Return To:**

Tiago National Title, LLC  
Attn: Bill Poirier  
204 Crystal Grove Blvd.  
Lutz, FL 33548

Order No.: FL20-07908

Property Appraiser's Parcel I.D. (folio) Number:  
07-11-31-3375-00000-0320

**WARRANTY DEED**

THIS WARRANTY DEED dated November 20, 2020, by AB Maisons, LLC, a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 21180 Mainsal Circle, B15, Aventura, Florida 33180 (the "Grantor"), to John M Hyland, whose post office address is 48 Club House Drive, #202, Palm Coast, Florida, 32137 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of One Hundred Forty-Nine Thousand And No/100 Dollars (\$149,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Flagler, State of Florida, viz:

LOT 32, AMENDED SUBDIVISION MAP OF FLORIDA PARK, SECTION 7, KINGS COLONY,  
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 27, PAGES 11  
THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Subject to easements, restrictions, reservations and limitations of record, 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 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: 12/31/2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

AB Maisons, LLC, a Florida limited liability company

BY: [Signature]  
Andres Brakha  
President

[Signature]  
Witness Signature

Amelia Diaz  
Printed Name of First Witness

[Signature]  
Witness Signature

Ashley Mitchell  
Printed Name of Second Witness

**Grantor Address:**  
21180 Mainsal Circle, B15  
Aventura, FL 33180

STATE OF Florida

County OF Broward

I, Ashley Mitchell a Notary Public for the County of Broward and State of Florida, do hereby certify that Andres Brakha, as President of AB Maisons, LLC, a Florida limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th of November, 2020.

[Signature]  
Notary Public

My Commission Expires: 8/12/24

(SEAL)



Official Copy