

Prepared By and Return To:  
Coast Title Insurance Agency, Inc.  
15 Cypress Branch Way, Ste 203  
Palm Coast, Florida 32164  
incidental to the issuance of a title insurance policy.  
File Number: 20-1713  
Parcel ID: 041131300000000390

895,000

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED dated March 29, 2021, by  
Elie L. Sidawi and Nadine Sidawi, Husband and Wife  
whose post office address is:  
73 Island Estates Prkwy., Palm Coast, FL 32137  
hereinafter called the GRANTOR, to  
Tenir, LLC., A California Limited Liability Company  
whose post office address is:  
500 Ygnacio Valley Rd Suite 290, Walnut Creek, CA 94596.  
hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situated in Flagler County, Florida, viz:

See ATTACHED Exhibit "A"

NOTE: GRANTEE IS AN EXCHANGE ACCOMODATION TITLE HOLDER, WHICH IS MERELY A HOLDING ENTITY WHOSE SOLE PURPOSE IS TO AQUIRE TITLE ON BEHALF OF THE REAL PARTY IN INTEREST, IN A TAX DEFERRED EXCHANGE UNDER IRC1031 AND REV. PROC 2000-37.

Grantor warrants this IS HOMESTEAD Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; 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 GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Signed in the presence of the following \*TWO DIFFERENT\* WITNESSES:

#1 Witness Signature: <u>Tamara M Hiller</u>	<u>Elie L. Sidawi</u>
Print Name: <u>TAMARA M. HILLER</u>	Elie L. Sidawi
#2 Witness Signature: <u>Nadine Sidawi</u>	<u>Nadine Sidawi</u>
Print Name: <u>NADINE SIDAWI</u>	Nadine Sidawi

State of: Florida  
County of: Flagler

THE FOREGOING INSTRUMENT was sworn and acknowledged before me, by means of  physical presence or  online notarization, on 29th day of March, 2021 by: ELIE L. SIDAWI AND NADINE SIDAWI who is personally known to me or who has produced a DRIVERS LICENSE as identification and who did take an oath.

NOTARY PUBLIC Signature: Tamara M Hiller  
My Commission # \_\_\_\_\_  
Expires: \_\_\_\_\_ Print Name: Tamara M. Hiller

(Notary Seal)

READ AND APPROVED  
Jennifer A. Forrest  
Jennifer Ann Gazza aka Jennifer Forrest

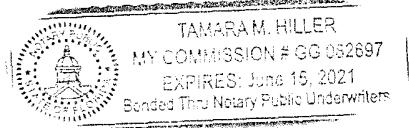


EXHIBIT A

Lot 39, subdivision plat of ISLAND ESTATES, according to the plat thereof, as recorded in Map Book 38, Pages 43 through 51, of the Public Records of Flagler County, Florida.

AND THE FOLLOWING PARCEL:

A PARCEL OF LAND BEING A PORTION OF THE WESTERLY HALF (1/2) OF THE "OLD" FLORIDA EAST COAST CANAL (F.E.C.C.) RIGHT-OF-WAY LYING IN GOVERNMENT SECTION 15, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF ISLAND ESTATES PARKWAY WITH THE NORTHERLY LINE OF LOT 39 OF THE SUBDIVISION PLAT OF ISLAND ESTATES AS RECORDED IN MAP BOOK 28, PAGES 43-51 OF THE PUBLIC RECORDS OF FLAGLER COUNTY; THENCE N55°11'46"E ALONG THE NORTHERLY LINE OF SAID LOT, FOR A DISTANCE OF 402.89 FEET TO THE NORTHEAST CORNER OF LOT 39 OF SAID PLAT AND THE POINT OF BEGINNING;

THENCE CONTINUING N55°11'46"E ALONG A LINE BEING THE EXTENSION OF THE NORTHERLY LINE OF SAID LOT, FOR A DISTANCE OF 100.94 FEET TO A POINT AT THE INTERSECTION OF SAID EXTENSION LINE WITH THE CENTERLINE RIGHT-OF-WAY OF THE "OLD" FLORIDA EAST COAST CANAL (F.E.C.C.) AS RECORDED IN DEED BOOK 18, PAGES 42-44 OF THE PUBLIC RECORDS OF FLAGLER COUNTY; THENCE DEPARTING SAID EXTENSION LINE, RUN S26°58'55"E ALONG SAID CENTERLINE RIGHT-OF-WAY, FOR A DISTANCE OF 131.22 FEET; THENCE DEPARTING SAID CENTERLINE RIGHT-OF-WAY, RUN S55°11'46"W ALONG A LINE BEING THE EXTENSION OF THE SOUTHERLY LINE OF LOT 39 OF SAID PLAT, FOR A DISTANCE OF 100.94 FEET TO THE SOUTHEAST CORNER OF LOT 39 OF SAID PLAT, THENCE DEPARTING SAID EXTENSION LINE, RUN N26°58'55"W ALONG THE EASTERLY LINE OF SAID PLAT AND THE WESTERLY RIGHT-OF-WAY OF THE "OLD" FLORIDA EAST COAST CANAL (F.E.C.C.), FOR A DISTANCE OF 131.22 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL CONTAINS 0.301 ACRES (13,122.69 SQ.FT.), MORE OR LESS.