

Prepared by and Return to Susie Randazzo ,
an employee of First International Title, Inc.
1999 N University Drive, Suite 300
Coral Springs, FL 33071
File No.: 189427-25

WARRANTY DEED

This indenture made on May 7, 2021, by Paxson, LLC, a Florida Limited Liability Company whose address is: 2240 BAY VILLAGE COURT, PALM BEACH, FL 33410 hereinafter called the "grantor",

to Holiday Builders, Inc., a Florida corporation whose address is: 2293 W EAU GALLIE BLVD., MELBOURNE, FL 32935, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 situate in Flagler County, Florida, to-wit:

PARCEL 1:

Lot 7, Block 71, PALM COAST, MAP OF PINE GROVE - SECTION-28, according to the Plat thereof, recorded in Plat Book 9, Page(s) 51 through 66, inclusive, of the Public Records of Flagler County, Florida.

PARCEL 2:

Lot 27, Block 55, PALM COAST, MAP OF ROYAL PALMS - SECTION-30, according to the Plat thereof, recorded in Plat Book 10, Page(s) 30 through 42, inclusive, of the Public Records of Flagler County, Florida.

PARCEL 3:

Lot 10, Block 20, PALM COAST, MAP OF ROYAL PALMS - SECTION-33, according to the Plat thereof, recorded in Plat Book 10, Page(s) 67 through 77, inclusive, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 07-11-31-7028-00710-0070

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

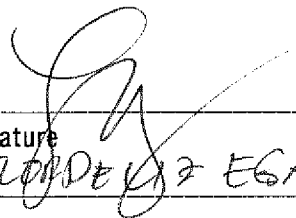
Paxson LLC, a Florida limited liability company




Devon W. Paxson
President

Unofficial Copy

Signed, sealed and delivered in our presence:



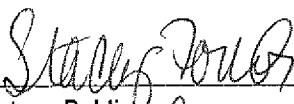
1st Witness Signature
Print Name: FLORIDA EGAY



2nd Witness Signature
Print Name: Stacey Fowler

State of FLORIDA
County of Palm Beach

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization on 5/7/21, by Paxson, LLC., who Devon Paxson, president of is/are personally known to me or who has/have produced a valid FL DC as identification.



Notary Public
Printed Name: Stacey Fowler

