

Prepared by and return to:

Amy Marie Vo, Esq.  
St. Johns Law Group  
104 Sea Grove Main Street  
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(904) 495-0400  
File No.: 21-0916

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15<sup>th</sup> day of December, 2021 between Craven Land Corporation, a Florida Corporation, whose post office address is 19 Avista Circle, St. Augustine, FL 32080, of the County of St. Johns, State of Florida, Grantor, to 202 Development LLC, a Florida Limited Liability Company, whose post office address is 202 Joey Drive, St. Augustine, FL 32080, of the County of St. Johns, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 1, 2, 3, 4, 6, 7, 8, 9, 10, 14, 20, 21, 22, 23, 24, 25, 26, 27 and 28, Dixie Commons, according to plat thereof recorded in Plat Book 35, page 77 and 78, of the public records of Flagler County, Florida.**

**Parcel Identification No.: 03-13-31-1375-00000-0140, 03-13-31-1375-00000-0100, 03-13-31-1375-00000-0200, 03-13-31-1375-00000-0210, 03-13-31-1375-00000-0090, 03-13-31-1375-00000-0220, 03-13-31-1375-00000-0080, 03-13-31-1375-00000-0230, 03-13-31-1375-00000-0070, 03-13-31-1375-00000-0060, 03-13-31-1375-00000-0040, 03-13-31-1375-00000-0030, 03-13-31-1375-00000-0020, 03-13-31-1375-00000-0010, 03-13-31-1375-00000-0240, 03-13-31-1375-00000-0250, 03-13-31-1375-00000-0260, 03-13-31-1375-00000-0270, 03-13-31-1375-00000-0280**

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Craven Land Corporation, a Florida corporation

Lisa Whitaker

Witness Signature

Print Name: LISA WHITAKER

Joseph D. Craven, II  
By: Joseph D. Craven, II  
Its: President

Amy Marie Vo  
Witness Signature

Print Name: Amy Marie Vo

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 23 day of September, 2021 by Joseph D. Craven, II President of Craven Land Corporation, a Florida Corporation, on behalf of the Corporation.

Lisa Whitaker

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known:

OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

