

This Document Prepared By and Return to:  
**Wade Boyette, Esquire**  
**BOYETTE CUMMINS & NAILOS, PLLC**  
**1635 East Highway 50, Suite 300**  
**Clermont, Florida 34711**

Parcel ID Number: **21-10-28-2775-00040-0200**  
NOTE TO CLERK/TAX EXAMINER: Actual consideration  
paid is \$ **2,750.00**

# Warranty Deed

This Indenture, Made this **15th** day of **February**, **2022** A.D., **Between**  
**1821 Digital Capital Inc, a dissolved Florida Corporation**  
**By: GIGI Miami Properties, Inc, a dissolved Florida Corporation**  
of the County of **BROWARD**, State of **Florida**, **grantor,** and  
**Eveline Warkentin, a single woman**

whose address is: **6739 Karjula Road, Falkland, BC, CA FIQQ 1ZZ**

of the County of \_\_\_\_\_, State of \_\_\_\_\_, **grantee.**

**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
-----**TEN DOLLARS (\$10)**----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of **Flagler** State of **Florida** to wit:

**TRACT 200**  
**That portion of Section 24, Township 10 South, Range 28 East, Flagler**  
**County, Florida, described as follows:**

**Commence at the Northeast corner- of said Section 24; Thence run**  
**South 0° 10' 00" East, along the East line of said Section 24,**  
**1968.65 feet; Thence run due West, 2021. 00 feet to the Point of**  
**Beginning of the hereinafter described parcel of land; Thence**  
**continue due West, 330.00 feet; Thence run due South, 165.00 feet;**  
**Thence run due East, 330.00 feet; Thence run due North, 165. 00 feet**  
**to the Point of Beginning.**

**Less the East 30 feet for road, utility, and drainage purposes.**

**Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to**  
**December 31, 2022, which are not yet due and payable.**

**This property is vacant land.**

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

**To Have and to Hold, the same in fee simple forever.**

**And the grantors hereby covenant with said grantees that grantors are lawfully seized of said**  
**land in fee simple; that grantors have good right and lawful authority to sell and convey said**  
**land; that grantors hereby fully warrant the title to said land and will defend the same against**  
**the lawful claims of all person claiming by, through or under grantors.**

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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Parcel ID Number: 21-10-28-2775-00040-0200

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

1821 Digital Capital Inc, a  
dissolved Florida Corporation By:  
GIGI Miami Properties, Inc.

Aylin Rodriguez  
Printed Name: Aylin Rodriguez  
Witness

Justin Singer By: \_\_\_\_\_ (Seal)  
Justin Singer, President of RES Elite  
Development, Inc., A Florida Corporation  
P.O. Address: 3389 Sheridan St #513, HOLLYWOOD, FL 33021

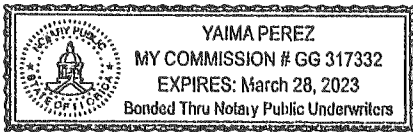
Roxanna Garcia  
Printed Name: Roxanna Garcia  
Witness

(Corporate Seal)

STATE OF Florida  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14th day of February, 2022 by  
Justin Singer, President of RES Elite Development Inc.,

who is personally known to me or who has produced his Florida driver's license as identification.



Yaima Perez  
Printed Name: 03/28/2023  
Notary Public  
My Commission Expires: Yaima Perez