

This Instrument Prepared By:
Record and Return To:
Duss, Kenney, Safer, Hampton & Joos, P.A.
4348 Southpoint Boulevard, Ste 101
Jacksonville, Florida 32216

WARRANTY DEED

This **WARRANTY DEED**, made this 20th day of March 2022, by **DVRV Properties, LLC**, a Georgia limited liability company (hereinafter called "GRANTOR") to **Theresa Marie Kenney, an unmarried woman**, (hereinafter called "GRANTEE"), whose post office address is 4348 Southpoint Blvd Ste 101, Jacksonville, FL 32216

(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 a corporation).

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in the County of Flagler, State of Florida, described as follows:

Condominium Unit 110, of THE NAUTILUS CONDOMINIUM, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 186, page 241, as subsequently amended, of the public records of Flagler County, Florida, together with an undivided interest in the common elements appurtenant thereto, and together with Parking Space Number 110, as a limited common element, according to said Declaration of Condominium, and together with Storage Space Number 110, as a limited common element, according to said Declaration of Condominium.

Real Estate Parcel ID: **29-12-32-4570-00000-0110** Street Address: **3580 S Oceanshore Blvd, Unit 110, Flagler Beach, Florida 32136**

SUBJECT TO Ad valorem taxes accruing subsequent to December 31, 2021 and all subsequent years.

SUBJECT ALSO TO Easements, covenants and restrictions of record, provided however that reference hereto shall not serve to reimpose the same.

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

AND GRANTOR hereby covenants with said GRANTEE that it hereby fully warrants the title to said land being conveyed hereunder and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name and caused its seal to be hereunto affixed, as of the date first written above.

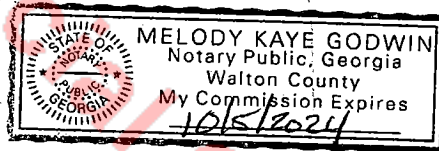
[Signature]
Kamesta McMillan - Witness
[Signature]
John B. Crouse - Witness

DVRV Properties, LLC, a Georgia limited liability company
[Signature]
Ruth R. Vanderbilt, Member - Seller

STATE OF GEORGIA
COUNTY OF DeKalb

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of March 2022 by Ruth R. Vanderbilt as Member of DVRV Properties, LLC, a Georgia limited liability company on behalf of the same.

[Signature]
Notary Public State and County aforesaid
My commission expires: 10/5/2024
Commission No.:



He/ She: (please check appropriate statement)
 is personally known to me
 produced identification (specify type)