

Instrument was prepared by (and After
Recording Return to)

Closetline, LLC
702 King Farm Blvd, Suite 155
Rockville, MD 20850

GENERAL WARRANTY DEED

File No.: 77627FLF-HQ
RE Parcel ID: 21-10-28-2775-00040-0493
Consideration: \$4,673.00

This Deed made this 14 day of June, 2023, by and between **WENDY D. SWIHART, F/K/A WENDY D. SPEARIN, A MARRIED WOMAN AND SUSAN K. TODORA, AN UNMARRIED WOMAN, BOTH AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, whose mailing address is 9728 KLINE RD, JACKSONVILLE, FL 32246, hereinafter called the Grantor; and **LML HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS**, hereinafter called the Grantee, whose mailing address is 11816 INWOOD RD #1310, DALLAS, TX 75244.

WITNESSETH, that the Grantor, for and in consideration of the sum of **FOUR THOUSAND SIX HUNDRED SEVENTY-THREE DOLLARS AND ZERO CENTS (\$4,673.00)** and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the **FLAGLER COUNTY**, State of **Florida**, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

ATTEST: *Teresa L Lang*
Witness Signature
Teresa L Lang
Printed Name

By: *Wendy D. Swihart*
WENDY D. SWIHART

Dennille Collins
Witness Signature
Dennille Collins
Printed Name

Susan K. Todora
SUSAN K. TODORA

Acknowledgment

STATE OF Florida
COUNTY Duval, to wit:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6/14/23 (date) by **WENDY D. SWIHART AND SUSAN K. TODORA**, who are personally known to me or who have produced Driver License (type of identification) as identification. Identification Card

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Teresa L Lang
Notary Public
Name:
Commission Expiration Date: 9/12/2025

Send Subsequent Tax Bills to:
LML HOLDINGS LLC
11816 INWOOD RD
SUITE #1310
DALLAS, TX 75244

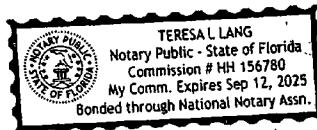


EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATE IN FLAGLER COUNTY, FLORIDA, VIZ: 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 S00 DEGREES 10'00"E, ALONG THE EAST LINE OF SAID SECTION 24, 813.65 FEET; THENCE RUN DUE WEST, 4987.64 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE DUE WEST, 165.00 FEET; THENCE RUN DUE SOUTH, 330.00 FEET; THENCE RUN DUE EAST, 165.00 FEET; THENCE RUN DUE NORTH, 330.00 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES, ALSO DESCRIBED AS TRACT 493 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES.

The same being property conveyed by Deed executed by **DMX VENTURES, INC., A FLORIDA CORPORATION**, on **12/23/2005**, as recorded on **1/4/2006** at Book/Liber **1376**, Page/Folio **1153**, Instrument **2006000532** in the land records of **FLAGLER COUNTY, FLORIDA**.

Parcel Identification Number: **21-10-28-2775-00040-0493**.

Official Copy