

Return to:

Dustin M Boyajian  
1945 Harbor Island Dr  
Fleming Island, Florida 32003

Prepared by:

Aaron Kinder  
907 St. Clair Ave.  
Natchitoches, LA 71457

### SPECIAL WARRANTY DEED

Parcel: 2110282775000400366 & 2110282775000400313

This Special Warranty Deed made this September 05, 2023, A.D. by Florida Wholesale Land LLC, a Georgia Limited Liability Company whose post office address is 907 Saint Clair Ave. Natchitoches, LA 71457 hereinafter called the grantor, to Dustin M Boyajian, whose post office address is 1945 Harbor Island Dr, Fleming Island, Florida 32003 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the grantor, for and in consideration of the sum of \$ NINE THOUSAND 00/100 DOLLARS (\$9,000.00) and other valuable considerations, to said Grantor, paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and Grantee's heirs and assigns forever, all that certain land, situate in Flagler County, Florida, viz:

2110282775000400366

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 S0°-10'-00" E, ALONG THE EAST LINE OF SAID SECTION 24, 648.65 FEET; THENCE RUN DUE WEST, 3667.16 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 WEST 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. ALSO DESCRIBED AS TRACT 366 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES. & 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 S0°-10'-00" E, ALONG THE EAST LIEN OF SAID SECTION 24, 483.65 FEET; THENCE RUN DUE WEST, 3666.68 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 WEST 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. ALSO DESCRIBED AS TRACT 367 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES.

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2110282775000400313

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN SECTION 24, TOWNSHIP 10 SOUTH, RANGE 28 EAST, FLAGLER COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE RUNNING SOUTH 0° 10' 00" EAST, ALONG THE EAST LINE OF SAID SECTION 24, 648.65 FEET; THENCE RUNNING DUE WEST, 3337.16 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING DUE WEST, 330.00 FEET; THENCE RUNNING DUE SOUTH, 165.00 FEET; THENCE RUNNING DUE EAST, 330.00 FEET; THENCE RUNNING DUE NORTH, 165.00 FEET TO THE POINT OF BEGINNING. LESS THE EAST 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. ALSO DESCRIBED AS TRACT 313 OF UNIT IV OF THE UNRECORDED PLAT OF FLAGLER ESTATES. THIS IS VACANT LAND.

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

Said land is vacant and is not the homestead property of the Grantor.

Grantor covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, and that said land is free of all encumbrances, except conditions, restrictions, easements and reservations of record, except taxes accruing subsequent to December 31, 2022.

This deed was prepared without the benefit of title examination. No title opinion, title insurance or title assurances have been requested or given in connection with the preparation of this deed.

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

Signed, sealed and delivered in our presence:

Teresa Pierce  
Witness Printed Name TERESA PIERCE

[Signature] (Seal)  
By: Aaron Kinder, Manager of AD Kinder LLC, Manager of wholly own subsidiary Florida Wholesale Land LLC

Kim Honeycutt  
Witness Printed Name Kim Honeycutt

State of Louisiana  
Parish of Natchitoches

The foregoing instrument was acknowledged before me by means of  who is physical presence or  online notarization, this 6<sup>th</sup> day, of September 2023, by Aaron Kinder, Manager of AD Kinder LLC, Manager of wholly own subsidiary of Florida Wholesale Land LLC, who has produced Drivers License as identification.

Bobbie Brandon  
Notary Public  
Print Name: Bobbie Brandon  
My Commission Expires: at Death

