

**Prepared By and Return To:**

Tier 1 Title, LLC  
Attn: Harold Harper  
7825 N. Dale Mabry Hwy, Suite 103  
Tampa, FL 33614

Order No.: 23-0252A

Property Appraiser's Parcel I.D. (folio) Number:  
42-10-30-3210-00000-2820

**WARRANTY DEED**

THIS WARRANTY DEED dated October 9, 2023, by Capital Land Development, Inc, existing under the laws of TEXAS, and having its principal place of business at Box 572382, Houston, Texas 77257 (the "Grantor"), to 480 Sweetgum, LLC, whose post office address is 1906 Towne Centre Blvd, Suite 275, Annapolis, Maryland, 21401 (the "Grantee").

(Wherever used herein the terms "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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Seventy-Four Thousand And No/100 Dollars (\$74,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Flagler, State of Florida, viz:

LOT 282, CONSERVATORY AT HAMMOCK BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 34, PAGES 78 THROUGH 101, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Said Property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in FEE SIMPLE forever.

AND the Grantor hereby covenants with said 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 said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2022.

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

Signed, sealed and delivered in presence of:

Erika Reyes  
Witness Signature

Erika Reyes  
Printed Name of First Witness

Mary Graham  
Witness Signature

Mary Graham  
Printed Name of Second Witness

Capital Land Development, Inc

BY: [Signature]  
Stacy Spiers  
Authorized Signor

**Grantor Address:**  
Box 572382  
Houston, TX 77257

STATE OF Texas  
OF Harris

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or      Online Notarization this 10/09/2023 by Stacy Spiers Authorized Signor of Capital Land Development, Inc, on behalf of the corporation. He/she is personally known to me or has produced TX ID CARD (type of identification) as identification.

Rocann Salinas

Notary Public

Printed Name: Rocann Salinas

Commission # 131510085

My Commission Expires: 3-29-2026

