

Prepared by:
Kirbie Walters
Ocean Blue Title, LLC
300 Palm Coast Parkway NE
Palm Coast, Florida 32137
File Number: 2023-2667

General Warranty Deed

Made this October 16, 2023 A.D., By **Wickapgue RE Development LLC, a Delaware Limited Liability Company**, whose post office address is: 7450 Dr. Philips Blvd Suite 300, Orlando, Florida 32819, hereinafter called the grantor, to **Lauren E. Harrington, an unmarried woman and Dustin S Smith, an unmarried man, as Joint Tenants with Full Rights of Survivorship**, whose post office address is: 40 Post View Drive Palm Coast, Florida, 32164, 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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Flagler County, Florida, viz:

Lot 16, Block 62, SUBDIVISION MAP PINE GROVE - SECTION-28 PALM COAST, according to the map or plat thereof, as recorded in Map Book 9, Page(s) 51 through 66, inclusive, of the Public Records of Flagler County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **0711317028006200160**

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 December 31, 2022.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


 1st Witness Signature
 Witness Printed Name Dylan Mustoe



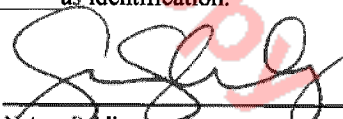
2nd Witness Signature
 Witness Printed Name David Myers

State of Colorado
 County of Arapahoe

Wickapogue RE Development, LLC
 (Seal)
 By: Wickapogue GP, LLC a Delaware Limited Liability Company
 By: Brandon Jundt, its manager
 Address: 7450 Dr. Philips Blvd Suite 300
 Orlando, Florida 32819

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21st day of September 2023 by Brandon Jundt, as manager of Wickapogue GP LLC, a Delaware limited liability company as manager of Wickapogue RE Development, LLC a Delaware limited liability company, who ☒ are personally known or ☐ have produced as identification.

Sierra Shirley
 State of Colorado
 Notary Public
 Commission No. 20224030357
 My Commission Expires 08/04/2026


 Notary Public
 Print Name: Sierra Shirley
 My Commission Expires: 08/04/2026

Prepared by:

Ocean Blue Title, LLC
300 Palm Coast Parkway NE
Palm Coast, Florida 32137

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Baricepa Lisbon
1st Witness Signature
Witness Printed Name Baricepa Lisbon

Wickapogue RE Development LLC

(Seal)

By: Wickapogue GP, LLC a Delaware Limited Liability Company

By: Leland Abrams, its manager

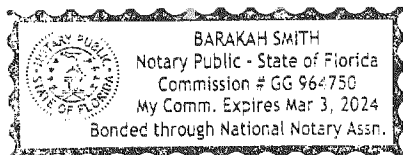
Address: 7450 Dr. Philips Blvd Suite 300

Orlando, Florida 32819

Barakah Smith
2nd Witness Signature
Witness Printed Name Barakah Smith

State of Florida
County of Orange

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22 day of September 2023 by Leland Abrams, as manager of Wickapogue GP LLC, a Delaware limited liability company as manager of Wickapogue RE Development, LLC a Delaware limited liability company, who ☐ are personally known or ☒ have produced Florida Drivers License as identification.



Barakah Smith
Notary Public
Print Name: Barakah Smith

My Commission Expires: March 3, 2024