

This Instrument Prepared by:

Alfredo Pinero
Rocket Title & Escrow
5930 West 9th Court
Hialeah, FL 33012

After Recording Return to:

90Pres Consulting LLC
90 Presidential Lane
Palm Coast, FL 32164

Parcel Identification Number:
0711317024003400050



(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this 28 day of November, 2023 between **Watchtower Bible and Tract Society of New York, Inc.**, a New York not-for-profit corporation, whose mailing address is 900 Red Mills Road, Wallkill, NY 12589 ("**Grantor**") to, **90Pres Consulting LLC**, a Florida Limited Liability Company whose mailing address is 90 Presidential Lane Palm Coast, FL 32164 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Flagler** County, Florida and fully described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

M. M.
WITNESS
PRINT NAME: Megan Miller

Adam M.
WITNESS
PRINT NAME: Adam Mussman

GRANTOR:

Watchtower Bible and Tract Society of New York, Inc., a New York not-for-profit corporation

By: Harold L. Coshern

Printed Name: Harold L. Coshern

Title: President

Watchtower Bible and Tract Society of New York, Inc., a New York not-for-profit corporation

By: Mark L. Questell

Printed Name: Mark L. Questell

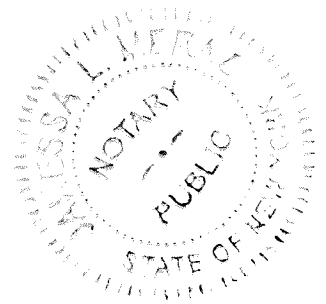
Title: Secretary

STATE OF NEW YORK)
COUNTY OF ULSTER)^{ss}

The foregoing instrument was acknowledged before me by means of physical presence, notarization this 16 day of November, 2023, on behalf of Watchtower Bible and Tract Society of New York, Inc., a New York not-for-profit corporation.

Janessa L. Meraz
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: gm OR Produced Identification: N/A
Type of Identification
Produced: N/A



Janessa L. Meraz
Notary Public - State of New York
NO. 01ME6397351
Qualified in Orange County
My Commission Expires 09-03-2027

EXHIBIT "A"

Property Address: **88 Presidential Lane**
Palm Coast, FL 32164

Lot 5, Block 34, Subdivision Map Pine Grove - Section 24, Palm Coast, according to the map or plat thereof, as recorded in Map Book 8, Page 39 through 53, inclusive, of the Public Records of Flagler County, Florida.

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