

Prepared by and return to:

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File Number: 2023-2357

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 8 day of **December, 2023** between **WP RE Ventures 1, LLC, a Illinois Limited Liability Company** whose post office address is **166 W Washington St #730, Chicago, IL 60602** of the County of **Cook, State of Illinois**, grantor*, and **Flagler Beach Resort, LLC, a Florida limited liability company** whose post office address is **18 LARKSPUR WAY, Palm Coast, FL 32137** of the County of **Flagler, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Flagler County, Florida**, to-wit:

ALL THE LAND LYING BETWEEN THE NORTHERLY AND THE SOUTHERLY LINES OF LOT 8, BLOCK 5, OF SUNRISE BEACH, BEING A SUBDIVISION OF NORTH FLAGLER BEACH, FLAGLER COUNTY, FLORIDA, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA, IN Book 1, Page(s) 22, PROJECTED EASTERLY TO THE SHORES OF THE ATLANTIC OCEAN AND BETWEEN OCEANSHORE BOULEVARD AND THE ATLANTIC OCEAN.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

+ Michael Goldberg
Witness Name: Michael Goldberg

+ Brandon J Camacho Cortez
Witness Name: BRANDON J CAMACHO CORTEZ

WP RE Ventures 1, LLC, a Illinois Limited Liability Company

By: Andrew Border
Andrew Border, Manager

State of IL
County of COOK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of December, 2023 by Andrew Border, Manager of WP RE Ventures 1, LLC, a Illinois Limited Liability Company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Brandon J Camacho Cortez
Notary Public
Printed Name: BRANDON J CAMACHO CORTEZ
My Commission Expires: 7/17/2027



Unofficial Copy