

Return to:

Jennifer F Fish
127 Brown St.
Interlachen, FL 32148

Prepared by:

Michael Ferreira
4411 Bee Ridge Road #177
Sarasota, Florida 34233

Property Address: Tract 248, Unit V, Turpin Ave., Bunnell

SPECIAL WARRANTY DEED

Property Appraiser's Parcel Identification No: 21-10-28-2775-00050-0248

The land described herein is VACANT LAND and is not the homestead of the grantor, and neither the grantor, nor the grantor's spouse, nor anyone for whose support the grantor is responsible, resides on or adjacent to said land.

This Warranty Deed, Executed this 15th day of December, 2023,

By Lotvestors LLC, a Florida Limited Liability Company, whose address is 4411 Bee Ridge Road #177, Sarasota, Florida 34233 hereinafter called the GRANTOR:

To Jennifer F Fish whose address is 127 Brown St., Interlachen, FL 32148 hereinafter called the GRANTEE:

(wherever used herein the terms "Grantor" and "Grantee" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, That the said Grantor, for and in consideration of the sum of \$2,999 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 the County of Flagler, State of Florida, viz

That portion of Section 22, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northwest corner of said Section 22; Thence run North 89 degrees 59' 29" East, along the North line of said Section 22, 2515.97 feet; thence run due South, 3330.17 feet to the Point of Beginning of the hereinafter described parcel of land; thence continue due South 165 feet; thence run East 330.00 feet; thence run due North 165.00 feet; thence run due West 330.00 feet to the Point of Beginning; less the West 30.00 feet for road, utility and drainage purposes; also described as Tract 248 of Unit V of the unrecorded plat of Flagler Estates.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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, and hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, and under Grantor, but against none other.

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

Signed, sealed, and delivered in the presence of:

[Handwritten Signature]
Witness Signature as to First Party

[Handwritten Signature]
Signature of First Party

Arthur P. Conforti
Printed Name

Michael Ferreira, Manager

Address: 5585 MIDNIGHT PASS RD # 320, SARASOTA, FL 34242

Address: 4411 Bee Ridge Road #177, Sarasota, Florida 34233

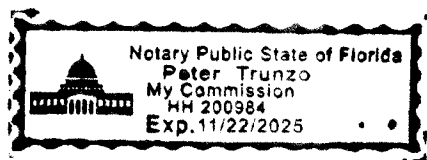
[Handwritten Signature]
Witness Signature as to First Party

Peter Trunzo
Printed Name

Address: 1037 CAMBRIDGE PARK DR, VALEICO, FL, 33584

STATE OF FLORIDA COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 15th day of December, 2023, by MICHAEL FERREIRA of Lotvestors, LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced _____ as identification.



[Handwritten Signature]
Signature of Notary
Peter Trunzo
Printed Name
11/22/2025
My Commission Expires