

Prepared by and Return to:
Steel City Title
Sabrina Merchant
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCL24-189
\$58,000.00

Special Warranty Deed

Made this 19th day of February 2024 A.D., By **Armando F. Nogueira and Isabel C. Nogueira, husband and wife**, whose post office address is: 50 Alfred Street, Ludlow, Massachusetts 01056, hereinafter called the grantor, to **Florida 635, LLC., a Delaware limited liability company**, whose post office address is: 726 2nd Street, Suite 2A, Annapolis, Maryland 21403, 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 12, Block 76, Map of Royal Palms - Section-29, Palm Coast, according to plat thereof as recorded in Plat Book 10, Pages 17 through 29, 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) nor any members 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; that the grantor hereby 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, 2023.

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:

Witness Signed Name: Augusto Coelho

Witness Printed Name: Angelica Coelho

Witness Address: 64 Cherry St Ludlow MA 01056

Armando F. Nogueira (Seal)

Armando F. Nogueira
Address: 50 Alfred Street
Ludlow, Massachusetts 01056

Witness Signed Name: Galina Berezina

Witness Printed Name: G. Berezina

Witness Address: 64 Cherry St. Ludlow, MA 01056

Isabel C. Nogueira (Seal)

Isabel C. Nogueira
Address: 50 Alfred Street
Ludlow, Massachusetts 01056

State of Massachusetts
County of Hampden

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of February 2024, by Armando F. Nogueira and Isabel C. Nogueira.

[SEAL]
Online Notary



Kaitlyn Mainville
Signature of Notary Public
Personally Known OR
Produced Identification
Type of Identification Produced
MA DL