

PREPARED BY AND RETURN TO:

Jonathan L. Hay
1548 Lancaster Terrace
Jacksonville, Florida 32204

FOR RECORDER

Consideration: \$0.00

WARRANTY DEED

This Warranty Deed, executed this 21st day of February, 2024, is by **WATSON REALTY CORP.**, a Florida corporation ("Grantor"), conveying real property to **WATSON PROPERTIES 7, LLC**, a Florida limited liability company, whose address is 7821 Deercreek Club Road, Suite 200, Jacksonville, Florida 32256 ("Grantee"). All references to Grantor and Grantee shall include their respective heirs, personal representatives, successors, and assigns.

WITNESSETH

Grantor, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, and confirm to Grantee all of the real property in Flagler County, Florida, more particularly described on Exhibit A which is attached hereto and by this reference made a part hereof (the "Property"), together with all tenements, hereditaments, and appurtenances pertaining to the Property.

The legal description of the Property was provided to the preparer without the benefit of a survey or title search, and the preparer accepts no liability or responsibility whatsoever for any inaccuracies therein or relating thereto. The title to the Property has not been examined by the preparer, who renders no opinion thereon or relating thereto.

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

NOTE TO CLERK AND REVENUE DEPARTMENT: This instrument is a deed transferring real property in which (i) the owner of the real property is also the owner of the entity to which the real property is being transferred (the ownership may be direct or indirect through a chain of ownership); (ii) the percentage of ownership in the real property being transferred and the percentage of ownership in the entities are identical before and after the transfer of the real property; (iii) there are no encumbrances or liens on or against the real property at the time of transfer; and (iv) there is no other consideration given for the property interest being conveyed. Therefore, the deed is not subject to documentary stamp tax pursuant to the provisions of Florida Statutes §201.02(1) and *Crescent Miami Center, LLC v. Dep't of Revenue*, 903 So. 2d 913 (Fla. 2005).



Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to convey the Property; that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that said Property is free of all encumbrances except mortgages, covenants, restrictions, and easements of record, if any, and ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this Warranty Deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:

WATSON REALTY CORP.

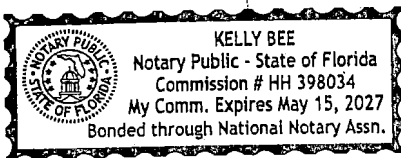
Leigh T. Flood
Print Name: Leigh T. Flood
1548 Lancaster Terrace, Jacksonville, FL 32204

By William A. Watson, Jr.
William A. Watson, Jr., CEO
7821 Deercreek Club Road, Suite 200
Jacksonville, Florida 32256

Thayven Masters-Hinkle
Print Name: Thayven Masters-Hinkle
1548 Lancaster Terrace, Jacksonville, FL 32204

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 21 day of February, 2024, by means of physical presence, by **WILLIAM A. WATSON, JR.**, as CEO for Watson Realty Corp., a Florida corporation, and who is personally known to me or produced _____ as identification.



Kelly Bee
Signature of Notary Public
(Print, type, or stamp commissioned name and affix official seal)

