

Prepared by and return to:
Megan Magwood
Traditions Title & Escrow, LLC
6001 Vineland Rd. Ste 118
Orlando, FL 32819

File Number: 6494

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 29th day of April, 2024, between MVP Homes, Inc., a Florida corporation whose post office address is 411 Walnut St. #8148, Green Cove Springs, FL 32043, grantor, and Joseph Simone Sacco and Jennifer Lynn Sacco, husband and wife whose post office address is 57 Bay Pointe Dr., Ormond Beach, FL 32174, grantee:

(Whenever used herein the terms 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, trusts and trustees)

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 the Flagler County, Florida, to-wit:

Lot 58, and a portion of Lot 57, Plantation Bay, Phase 1B-F, Unit 1, as recorded in Map Book 27, pages 62-65, of the Public Records Flagler County, Florida, described as follows: From the Northeast corner of said Lot 57, as the Point of Beginning, Run South 89 degrees 02 minutes 19 seconds West, along the North line of said Lot 57, a distance of 140.79 feet; thence South 18 degrees 44 minutes 00 seconds East along the West line of said Lot 57, a distance of 89.30 feet; thence departing said line, run North 76 degrees 08 minutes 32 seconds East, a distance of 125.45 feet to the East line of said Lot 57, and a point on the arc of a curve. Concave Northeast, having a radius of 190.00 feet, a Central angle of 17 degrees 28 minutes 06 seconds and a chord bearing of North 09 degrees 41 minutes 44 seconds west; thence run Northerly along the arc of said curve and the East line of said Lot 57, a distance of 57.93 feet to the Point of Beginning.

Parcel Identification Number:

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.

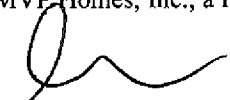
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

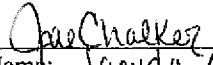
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MVP Homes, Inc., a Florida corporation


Witness Name: Megan Magwood
6001 Vineland Rd. #118
Orlando, FL 32819


By: Stacy Collins, Authorized Person
* See attached Resolution

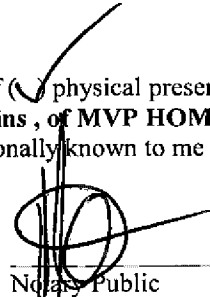

Witness Name: Joe Chalker
6001 Vineland Rd, #118
Orlando, FL 32819

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 29th day of April, 2024, by Stacy Collins, of **MVP HOMES, INC., A FLORIDA CORPORATION**, on behalf of the Corporation, she () is personally known to me or () has produced _____ as identification.



MEGAN L. MAGWOOD
Notary Public
State of Florida
Comm# HH294290
Expires 8/9/2026


Notary Public
Printed Name: _____
My Commission Expires: _____

Unofficial Copy

RESOLUTION OF THE BOARD OF DIRECTORS OF

MVP HOMES INC., A FLORIDA CORPORATION

WHEREAS, MVP HOMES INC., A FLORIDA CORPORATION is a Florida corporation, valid, existing and operating pursuant to the laws of the State of Florida (hereinafter the "Company");

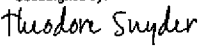
WHEREAS, the company wishes to make certain resolutions;

NOW THEREFORE, BE IT RESOLVED that **Stacy Collins** is hereby authorized to sign as an authorized signatory any and all documents to include conveyance deeds and to perform any actions necessary to transfer, convey, sell, or otherwise bind the company or make agreements regarding any transactions for the sale and conveyance of the real property located at **57 Bay Pointe Dr., Ormond Beach, FL 32174** having a legal description of

Lot 58, and a portion of Lot 57, Plantation Bay, Phase 1B-F, Unit 1, as recorded in Map Book 27, pages 62-65, of the Public Records Flagler County, Florida, described as follows: From the Northeast corner of said Lot 57, as the Point of Beginning, Run South 89 degrees 02 minutes 19 seconds West, along the North line of said Lot 57, a distance of 140.79 feet; thence South 18 degrees 44 minutes 00 seconds East along the West line of said Lot 57, a distance of 89.30 feet; thence departing said line, run North 76 degrees 08 minutes 32 seconds East, a distance of 125.45 feet to the East line of said Lot 57, and a point on the arc of a curve. Concave Northeast, having a radius of 190.00 feet, a Central angle of 17 degrees 28 minutes 06 seconds and a chord bearing of North 09 degrees 41 minutes 44 seconds west; thence run Northerly along the arc of said curve and the East line of said Lot 57, a distance of 57.93 feet to the Point of Beginning.

The undersigned does hereby certify that he is the duly qualified President, Secretary and Sole Director of MVP HOMES INC., A FLORIDA CORPORATION and that the above is a true and correct copy of a resolution duly adopted without a meeting of the board of directors on this day.

I, Theodore Snyder have affixed my name as President this 25 day of April, 2024.

DocuSigned by:

Theodore Snyder, President