

Prepared by, Record and Return to:  
Southern Title Holding Company, LLC  
Karen Magee  
2335 Beville Road  
Daytona Beach, FL 32119

File Number: DB249492

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### Special Warranty Deed

This Special Warranty Deed made this 24 day of May, 2024, between WL Residential Land, LLC, a Florida Limited Liability Company, whose post office address is 2379 Beville Road Daytona Beach, FL 32119, Grantor, to Michael A. Kopcza Jr. and Melanie L. Kopcza, husband and wife, whose post office address is 477 Stirling Bridge Drive, 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 48, PLANTATION BAY SECTION 2 A-F UNIT 9, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGES 39 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

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.

Subject to (a) zoning and/or other restrictions and prohibitions imposed by governmental authority; (b) easements, covenants and restrictions of record, including but not limited to those appearing on the recorded plat of the subdivision and any Owner's Association documents; (c) real estate taxes for the year of the closing; and (d) any other matters of record that do not materially restrict the use of the property for residential purposes.

AND the Grantor hereby covenants with the 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 this land, that the Grantor 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, or under Grantor, but against none other.

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:

Christine K. Muller  
First Witness Signature

Christine K. Muller  
First Witness Printed Name

2379 Beville Rd., Daytona Beach, FL 32119  
First Witness Address

Jennifer M. Hayden  
Second Witness Signature

Jennifer M. Hayden  
Second Witness Printed Name

2379 Beville Rd., Daytona Beach, FL 32119  
Second Witness Address

WL Residential Land, LLC, a Florida Limited Liability Company  
By: Hosseini Ventures, LLLP,  
a Florida Limited Partnership, its Managing Member  
By: West Duval Investments, Inc., a Florida Corporation  
Its: General Partner

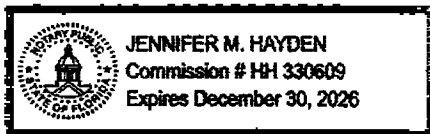
Kimberly A. Newkirk  
By:  
Kimberly A. Newkirk  
Assistant Vice President

2379 Beville Road  
Daytona Beach, FL 32119

State of FLORIDA, County of VOLUSIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 24 day of May, 2024, by Kimberly A. Newkirk, Assistant Vice President of West Duval Investments, Inc., a Florida Corporation, as General Partner of Hosseini Ventures, LLLP, a Florida Limited Partnership, as Managing Member of WL Residential Land, LLC, a Florida Limited Liability Company, who () is personally known to me or () has produced Driver(s) License as identification.

Jennifer M. Hayden  
Notary Public Signature  
Printed Name: Jennifer M. Hayden  
My Commission Expires: 12/30/26  
SEAL:



SOUTHERN TITLE