

Prepared By and Return To:
SeaGate Homes, LLC., April Cote
185 Cypress Point Parkway, Ste., 7
Palm Coast, Florida 32164

6377, SPEC - 3 Ripley Pl, 07-11-31-7031-00100-0080; 6851, Coffey - 14 Raemond Ln, 07-11-31-7030-00050-0040; 6398, SPEC - 4 Radium Ln, 07-11-31-7030-00290-0300; 7113, SPEC - 18 Sea Garden Path, 07-11-31-70-000-000; 7135, SPEC - 45 Laguna Forest Trl, 07-11-31-7064-00340-0010; 7133, SPEC - 8 Llacer Pl, 07-11-31-7064-00120-0150; 6513, SPEC - 20 Pittson Ln, 07-11-31-7026-00710-0020; 6590, SPEC - 9 Porwyn Ln, 07-11-31-7028-00590-0080

WARRANTY DEED

THIS WARRANTY DEED is made this 2nd day of July, 2024 by **SG Flagler Holdings, LLC**, a limited liability company duly created and existing under the laws of the State of Florida, whose address is 185 Cypress Point Parkway, Suite 7, Palm Coast, Florida 32164; hereinafter referred to as "Grantor", in favor of **SEAGATE HOMES, LLC**, a limited liability company duly created and existing under the laws of the State of Florida, whose address is 185 Cypress Point Parkway, Suite 7, Palm Coast, Florida 32164, herein referred to as the "Grantee".

(Wherever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in the County of Flagler, State of Florida, to-wit:

Lot 8, of Block 10, Palm Coast, Map of Royal Palms, Section 31, according to the plat thereof, as recorded in Map Book 10, Page 45, of the Public Records of Flagler County, Florida.

Lot 4, of Block 5, Palm Coast, Map of Royal Palms, Section 30, according to the plat thereof, as recorded in Map Book 10, Page 32, of the Public Records of Flagler County, Florida.

Lot 30, of Block 29, Palm Coast, Map of Royal Palms, Section 30, according to the plat thereof, as recorded in Map Book 10, Page 35, of the Public Records of Flagler County, Florida.

Lot 27, of Block 84, Palm Coast, Map of Seminole Park, Section 59, according to the plat thereof, as recorded in Plat Book 20, Page 6 of the Public Records of Flagler County, Florida.

Lot 1, of Block 34, Palm Coast, Map of Laguna Forest, Section 64, according to the map or plat thereof, as recorded in Map Book 18, Pages 36 through 42, of the Public Records of Flagler County, Florida.

Lot 15, of Block 12, Palm Coast, Map of Laguna Forest, Section 64, according to the map or plat thereof, as recorded in Map Book 18, Pages 36 through 42, of the Public Records of Flagler County, Florida.

Lot 2, of Block 71, Palm Coast, Map of Pine Grove, Section 26, according to the map or plat thereof, as recorded in Map Book 9, Pages 20 through 35, inclusive, of the Public Records of Flagler County, Florida.

Lot 8, of Block 59, Palm Coast, Map of Pine Grove, Section 28, according to the map or plat thereof, as recorded in Map Book 9, Page 51 through 65, inclusive, of the Public Records of Flagler County, Florida.

Grantor warrants this VACANT Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

THE GRANTOR hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good, right and lawful authority to sell and convey the Property; that the Grantor hereby full warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free and clear of all liens and encumbrances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF TWO WITNESSES:

Witness: [Signature]
Print Name: April Cote
Witness Address: 185 Cypress Pt Pkwy Suite #7
Palm Coast, FL 32164

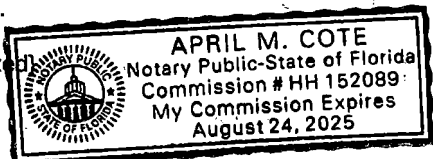
SG FLAGLER HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY
SEAGATE MANAGEMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY

Witness: [Signature]
Print Name: Stephanie Short
Witness Address: 185 Cypress Pt Pkwy Suite #7
Palm Coast, FL 32164

By: [Signature]
Scott O'Leary, Authorized Agent for the Manager of SeaGate Mgmt, LLC

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this 2nd day of July, 2024, by **Scott O'Leary**, Authorized Agent for the Manager of Seagate Management, a Florida Limited Liability Company, on behalf of the company who is personally known to me.



[Signature]
Signature of Notary