

Prepared by and return to:

Scott D. Clark, Esq.
Clark & Albaugh, PLLC
1800 Town Plaza Court
Winter Springs, Florida 32708

Tax Parcel ID Number: _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed this 1st day of December, 2024, by KENSINGTON LAND CONDO DEVELOPERS, L.L.C., a Florida limited liability company whose mailing address is 200 E. Canton Avenue, Suite 102, Winter Park, Florida 32789 ("**Grantor**") to KENSINGTON AT OLD KINGS ROAD PARTNERS, LTD., a Florida limited partnership, whose mailing address is 335 N. Knowles Avenue, Suite 101, Winter Park, Florida 32789 ("**Grantee**").

W I T N E S E T H:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns forever, certain real property together with all improvements and fixtures located thereon located in Flagler County, Florida (collectively, the "**Property**") which is more particularly described as and by this reference made a part hereof:

Unit 1 of KENSINGTON AT OLD KINGS ROAD, A LAND CONDOMINIUM, according to the Declaration thereof as recorded in Official Records Book 2925, Page 1127, of the Public Records of Flagler County, Florida, together with the common elements appurtenant thereto.

TOGETHER with all the improvements, easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

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

SUBJECT TO taxes and assessments for the year 2024 and subsequent years; and covenants, restrictions, easements, reservations and limitations of record, provided that this reference shall not serve to reimpose same.

AND Grantor hereby covenants with Grantee that Grantor will warrant title to the Property and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Witnesses:

KENSINGTON LAND CONDO DEVELOPERS,
L.L.C., a Florida limited liability company

[Signature]
Witness
Print Name: Tina Smith
Address: 200 E Canton Ave, Ste 102
Winter Park, FL 32789

By: [Signature]
Paul M. Missigman, Manager

[Signature]
Witness
Print Name: Lisa Kilroy
Address: 200 E Canton Ave, Ste 102
Winter Park, FL 32789

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization, this 16th day of December, 2024, by Paul M. Missigman, as Manager of Kensington Land Condo Developers, L.L.C., on its behalf who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public – State of Florida at Large

