

Prepared by and Return To: Mindi Mims
Carpenter Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 6110325-00017

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This Warranty Deed

On ^{JH} 15 May 2025 by Carpenter Companies Florida LLC, a Florida Limited Liability Company, hereinafter called the Grantor, to J&J Ventures Central, LLC, a Florida Limited Liability Company and Mint Investment Group, LLC, a Florida Limited Liability Company, whose post office address is: 610 Main Trail, Ormond Beach, FL 32174, hereinafter called the Grantee:

(Whenever used herein the term '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)

Witnesseth, that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Flagler County, Florida, viz:

PARCEL 1:

Lot 1, Block 72, SEMINOLE PARK - SECTION 58 SEMINOLE WOODS AT PALM COAST SECTION, according to plat thereof as recorded in Plat Book 19, Page 26, of the Public Records of Flagler County, Florida.

PARCEL 2:

Lot 7, Block 74, SEMINOLE PARK - SECTION 58 SEMINOLE WOODS AT PALM COAST SECTION, according to plat thereof as recorded in Plat Book 19, Page 26, of the Public Records of Flagler County, Florida.

PARCEL 3:

Lot 1, Block 75, SEMINOLE PARK - SECTION 58 SEMINOLE WOODS AT PALM COAST SECTION, according to plat thereof as recorded in Plat Book 19, Page 26, of the Public Records of Flagler County, Florida.

PARCEL 4:

Lot 1, Block 74, SEMINOLE PARK - SECTION 58 SEMINOLE WOODS AT PALM COAST SECTION, according to plat thereof as recorded in Plat Book 19, Page 26, of the Public Records of Flagler County, Florida.

PARCEL 5:

Lot 2, Block 74, SEMINOLE PARK - SECTION 58 SEMINOLE WOODS AT PALM COAST SECTION, according to plat thereof as recorded in Plat Book 19, Page 26, of the Public Records of Flagler County, Florida.

PARCEL 6:

Lot 3, Block 74, SEMINOLE PARK - SECTION 58 SEMINOLE WOODS AT PALM COAST SECTION, according to plat thereof as recorded in Plat Book 19, Page 26, of the Public Records of Flagler County, Florida.

PARCEL 7:

Lot 4, Block 74, SEMINOLE PARK - SECTION 58 SEMINOLE WOODS AT PALM COAST SECTION, according to plat thereof as recorded in Plat Book 19, Page 26, of the Public Records of Flagler County, Florida.

PARCEL 8:

Lot 5, Block 74, SEMINOLE PARK - SECTION 58 SEMINOLE WOODS AT PALM COAST SECTION, according to plat thereof as recorded in Plat Book 19, Page 26, of the Public Records of Flagler County, Florida.

Parcel Identification Number: 07-11-31-7058-00720-0010 07-11-31-7058-00740-007007-11-31-7058-00750-0010 07-11-31-7058-00740-0010

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

Official Copy

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

Carpenter Companies Florida LLC, a Florida Limited Liability Company

[Signature]

By: Ronald H. Carpenter, Jr., Manager
After Closing Address:
1604 E 4th Avenue
Tampa, FL 33605

[Signature]
Witness (Name): DEBRA VERA
Address: 500 WESTSHORE BLVD STE 870
City, State Zip: Tampa, FL 33609

[Signature]
Witness (Name): Yolanda Dennard
Address: 500 Westshore Blvd Ste 870
City, State Zip: Tampa, FL 33609

STATE OF: Florida
COUNTY OF: Hillsborough

On 05/15/2025 (date), the foregoing instrument was acknowledged By: Ronald H. Carpenter, Jr., Manager of Carpenter Companies Florida LLC, a Florida Limited Liability Company

as his/her free act and deed before me by means of physical presence or () online notarization () personally known to me; or (X) produced a FLDL as identification.

[Signature]
Notary Public (signature)
Print Name: Yolanda C. Dennard
My Commission Expires: 5/20/2028



YOLANDA C. DENNARD
Commission # HH 505509
Expires May 20, 2028

Official Copy