

PREPARED BY & RETURN TO:

Name: Marcie Hoobler, an employee of
Veterans Title, LLC
Address: 2561 Moody Blvd
Ste 102
Flagler Beach, FL 32136
File No. VET-21-0158

Parcel No.: 13-12-28-1800-00730-0080
Sales Price: \$34,900.00
Doc Stamps: \$244.30

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **26th** day of **July, 2021**, by **CLEM'S CHOICE, LLC**, a Florida limited liability company, whose post office address is 559 Conway Forest Drive NW, Atlanta, GA 30327, hereinafter called the Grantor, to **JESSE JAMES WOOLDRIDGE**, a single man, whose post office address is 58 Rockefeller Drive, Palm Coast, FL 32164, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Flagler, State of Florida, viz:

Lot 8, Block 73, Daytona North, a subdivision according to the plat thereof recorded in Plat Book 10, Pages 1 through 15, of the Public Records of Flagler County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

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 said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

CLEM'S CHOICE, LLC

Signed, sealed and delivered in the presence of:

By: Lindsay Tree
Its: Managing Member

By: Martha P. Lowe Trust
Its: Managing Member

By: Diane Nycz
Its: Managing Member

By: Valerie Lowe
Its: Managing Member

By: Kathryn Tillman
Its: Managing Member

By: Clarence & Ellen Lowe
Its: Managing Member

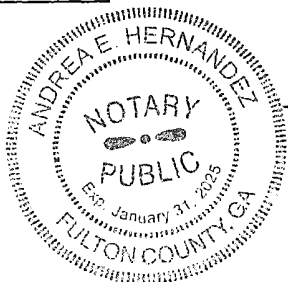
Marylin Sanchez
Witness Signature
Printed Name: Marylin Sanchez

Melanie Muroz
Witness Signature
Printed Name: Melanie Muroz

By: Christine N. Lindsay L.S.
Name: Lindsay Tree, LLC
Title: by Christine N. Lindsay, Managing Member

STATE OF GA
COUNTY OF Fulton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of July, 2021, by Christine N. Lindsay, Managing Member of Lindsay Tree, LLC, Managing Member of Clem's Choice, LLC, a Florida limited liability company, on behalf of the limited liability company. He (she) is personally known to me or has produced GA DL as identification.



Andrea E. Hernandez
Signature of Notary
Printed Name: Andrea E. Hernandez
My commission expires: Jan 31, 2025

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Kim Christopher

[Signature]
Witness Signature
Printed Name: Jennifer Nyor

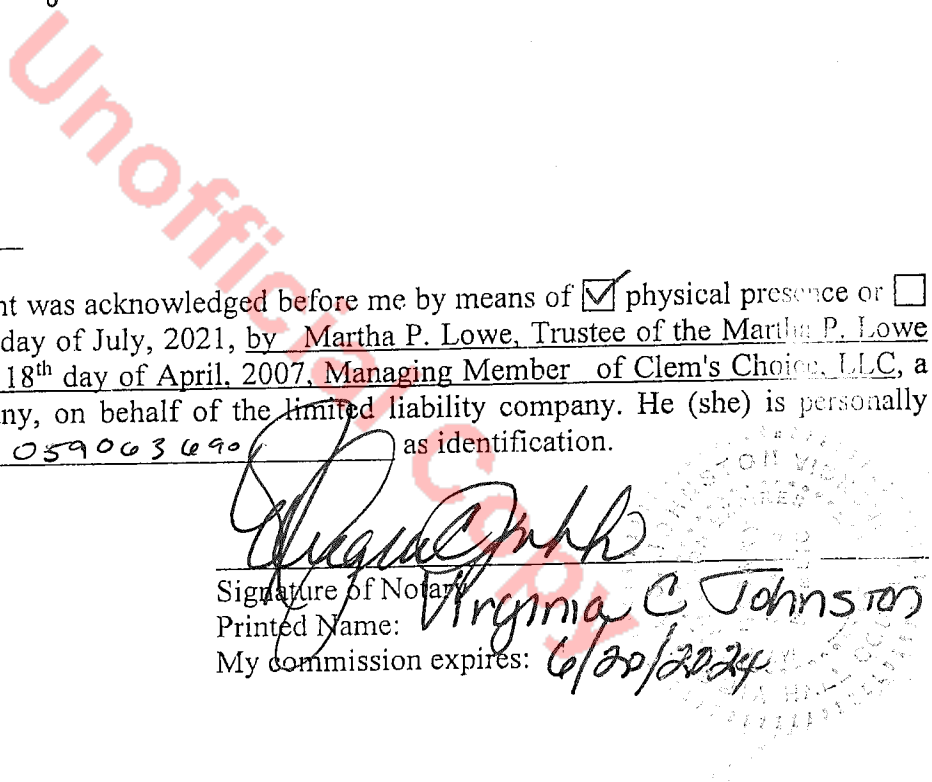
By: Martha P. Lowe Declaration of Trust dated this 18th
day of April, 2007
Its: Managing Member

By: Martha P. Lowe L.S.
Name: Martha P. Lowe, Trustee

STATE OF GA
COUNTY OF Hall

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of July, 2021, by Martha P. Lowe, Trustee of the Martha P. Lowe Declaration of Trust dated this 18th day of April, 2007, Managing Member of Clem's Choice, LLC, a Florida limited liability company, on behalf of the limited liability company. He (she) is personally known to me or has produced 059063690 as identification.

[Signature]
Signature of Notary
Printed Name: Virginia C. Johnson
My commission expires: 6/20/2024



Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: HANK GORDON

By: [Signature] L.S.
Name: Diane Nycz, Managing Member

[Signature]
Witness Signature
Printed Name: JACK M. LEWIS

STATE OF GEORGIA
COUNTY OF FORSYTH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of July, 2021, Diane Nycz, Managing Member of Clem's Choice, LLC, a Florida limited liability company, on behalf of the limited liability company. He (she) is personally known to me or has produced GA DRIVERS LICENSE as identification.

[Signature]
Signature of Notary
Printed Name: LILIANA C. GARCIA
My commission expires: SEPT. 18, 2022

LILIANA C GARCIA
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Sept. 18, 2022

Signed, sealed and delivered in the presence of:

Myra W. Stroud

Witness Signature

Printed Name: MYRA W. STROUD

By: Valerie Lowe L.S.
Name: Valerie Lowe, Managing Member

Luther H. Stroud

Witness Signature

Printed Name: LUTHER H. STROUD

STATE OF SC
COUNTY OF ANDERSON

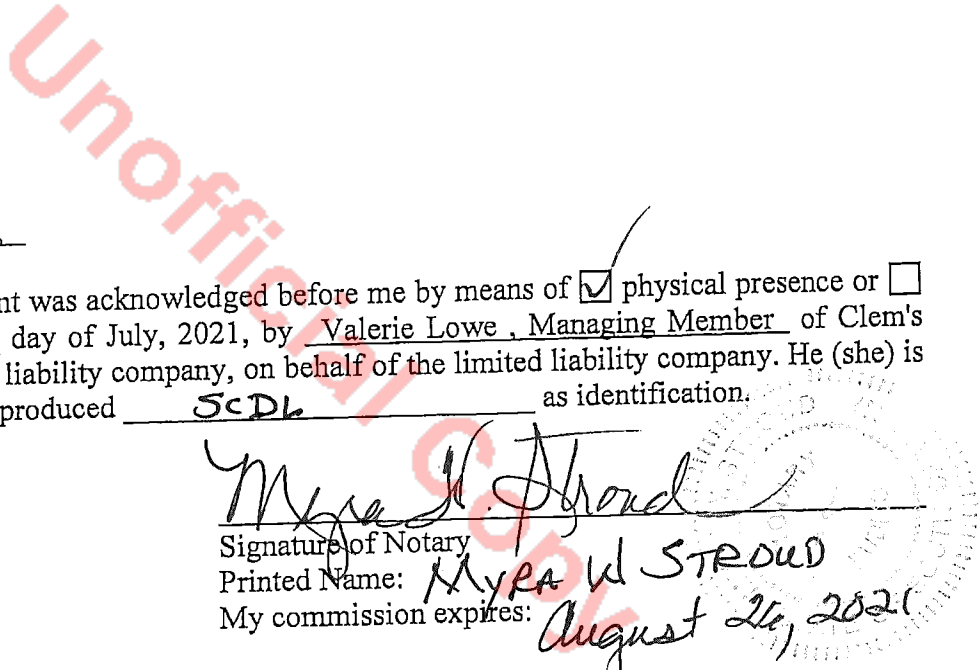
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of July, 2021, by Valerie Lowe, Managing Member of Clem's Choice, LLC, a Florida limited liability company, on behalf of the limited liability company. He (she) is personally known to me or has produced SCDL as identification.

Myra W. Stroud

Signature of Notary

Printed Name: MYRA W STROUD

My commission expires: August 26, 2021



Signed, sealed and delivered in the presence of:

Myra W. Stroud
Witness Signature

Printed Name: MYRA W. STROUD

By: Kathryn Tillman L.S.
Name: Kathryn Tillman, Managing Member

Lester H. Stroud
Witness Signature

Printed Name: LESTER H. STROUD

STATE OF SC
COUNTY OF ANDERSON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of July, 2021, by Kathryn Tillman, Managing Member of Clem's Choice, LLC, a Florida limited liability company, on behalf of the limited liability company. He (she) is personally known to me or has produced SCDL as identification.

Myra W. Stroud
Signature of Notary
Printed Name: MYRA W. STROUD
My commission expires: August 26, 2021

Signed, sealed and delivered in the presence of:

Patricia Kinne
Witness Signature
Printed Name: Patricia Kinne

Danielle Austin
Witness Signature
Printed Name: Danielle Austin

By: Clarence & Ellen Lowe
Its: Managing Member

By: Clarence Lowe L.S.
Name: Clarence Lowe

By: Ellen Lowe L.S.
Name: Ellen Lowe

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of July, 2021, by Clarence Lowe & Ellen Lowe, Managing Member of Clem's Choice, LLC, a Florida limited liability company, on behalf of the limited liability company. He (she) is personally known to me or has produced drives license as identification.



DANIELLE L. AUSTIN
Commission # GG 929577
Expires March 6, 2024
Bonded Thru Budget Notary Services

Danielle L. Austin
Signature of Notary
Printed Name:
My commission expires: