

Prepared by and return to:

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File Number: **2021SUNBELT16**

Will Call No.:

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Warranty Deed

This Warranty Deed made this **25th day of August, 2021** between **Sunbelt Palm Coast Marina, LLC, a Nevada Limited Liability Company** whose post office address is **1 Harbor View Drive, Palm Coast, FL 32137**, grantor, and **Richard P. Taylor, Jr. and Robin C. Taylor, Trustees of The Taylor Trust made November 16, 2012**, whose post office address is **3110 Creighton Landing Rd, Fleming Island, FL 32003**, 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 **Flagler County, Florida** to-wit:

Lot 16, Marina Del Palma, according to the map or plat thereof as recorded in Plat Book 38, Page 76, Public Records of Flagler County, Florida.

Construction of a dwelling on the Lot must begin within five (5) years from the date of execution of this Deed or within five (5) years from August 8, 2019, the date the paving of the streets within The Estates of Marina del Palma was completed, whichever is latter. If the Lot is sold by Grantee, the subsequent Grantee has the balance of the remaining 5-year period to begin construction. If construction by Grantee or subsequent Grantee has not been commenced by the expiration of the 5-year period, the Grantor, in its sole discretion, has the option either: (i) to extend such 5-year period; or (ii) to buy back (purchase) the Lot at one hundred fifty percent (150%) of the initial purchase price, and such Grantee shall be obligated to sell the Lot to Grantor at that price. Grantee shall pay those type of closing costs that Grantor paid in this conveyance of the Lot, and Grantor shall pay those type of closing costs that Grantee paid in this conveyance of the Lot. Commencement of construction means the date on which the footers of the dwelling have been poured.

Parcel Identification Number: 35-11-31-4075-00000-0160

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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.

Subject to taxes for the year 2021 and subsequent years and assessments of any homeowner or community association, restrictions, covenants, assessments, dedications, reservations, resolutions, conditions, and declarations of record, if any.

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:

Sunbelt Palm Coast Marina, LLC, a Nevada Limited Liability Company

Allison B. Swink
Witness
Printed Name: Allison B. Swink

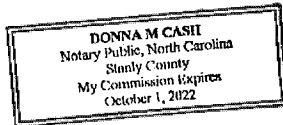
By: Graham B. Allen
Graham B. Allen, Manager

Donna Cash
Witness
Printed Name: Donna Cash

State of North Carolina
County Mecklenburg

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of August, 2021 by Graham B. Allen, Manager of Sunbelt Palm Coast Marina, LLC, a Nevada Limited Liability Company who is personally known or has produced a driver's license as identification.

[Seal]



Donna M Cash
Notary Public
Print Name: Donna M Cash
My Commission Expires: 10/01/2022

Official Copy