

Prepared by and Return to:
Anchor Title Services, LLC
Michelle Wotring
3637 Del Prado Boulevard S., Suite 304
Cape Coral, Florida 33904
Our File Number: CC1462

SPECIAL WARRANTY DEED

Made effective this April 14, 2022 A.D. By **Southern Impression Homes LLC**, a Florida limited liability company, 5711 Richard Street, Suite 1, Jacksonville, Florida 32216, hereinafter called the grantor, to **Florida Rain LLC**, a Wyoming limited liability company, whose post office address is: 30 N Gould Street, Ste R, Sheridan, Wyoming 82801, hereinafter called the grantee:

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property, to wit:

Lot 16, Block 15, Palm Coast, Map of Royal Palms - Section-33, according to the map or plat thereof, as recorded in Map Book 10, Page 67 through 77, inclusive, of the Public Records of Flagler County, Florida

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0711317033001500160**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements 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.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on April 14, 2022.

Signed, sealed and delivered in our presence:

Witness 1 Signature [Signature]
Witness 1 Printed Name Halley Schoenings
Witness 2 Signature [Signature]
Witness 2 Printed Name Sheree J Caruso

Southern Impression Homes LLC,
a Florida limited liability company
[Signature] (Seal)
Christopher K. Funk, Authorized Member

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence, this 14 day of April, 2022, by Christopher K. Funk, Authorized Member of Southern Impression Homes LLC, a Florida limited liability company, who is personally known to me.



Notary Public: [Signature]
Print Name: _____
Commission Expires: _____