

THIS INSTRUMENT PREPARED BY:  
Covenant Closing & Title Services  
4879 Palm Coast Parkway NW, Suite 4  
Palm Coast, FL 32137

Incident to the fulfillment of conditions contained  
in title insurance commitment issued by it.

Tax ID #: 07-11-31-1090-000D0-2060, 07-11-31-1090-000D0-2070, 07-11-31-1090-000D0-2080, 07-11-31-1090-000D0-2090,  
07-11-31-1090-000D0-2100, 07-11-31-1090-000D0-2110  
File No: 22-205268

## WARRANTY DEED

(Limited Liability Company)

This Warranty Deed made this 25<sup>th</sup> day of April, 2022 by **Cypress Point 160, LLC, a Florida Limited Liability Company**, having its place of business at 3910 RCA Boulevard Suite 1015, Palm Beach Gardens, FL 33410 hereinafter called the grantor,

To **Mpower Fitness Management Group, LLC, a Florida Limited Liability Company**, whose post office address is: 160 Cypress Point Parkway Unit D213, Palm Coast, FL 32137, hereinafter called the grantee,

*(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of company.)*

**WITNESSETH:** That said grantor, for and in consideration of the sum of **\$835,015.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Flagler County, Florida**, viz:

**UNITS D-206, D-207, D-208, D-209, D-210 AND D-211, CITY WALK COMMERCIAL CONDOMINIUM, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1609, PAGE 495, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.**

**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, except taxes accruing subsequent to **2021**, reservations, restrictions and easements of record, if any.

In Witness Whereof, the Grantor has caused these presents to be executed, the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness #1 Sign

Genoveva Suxer  
Witness #1 Print

[Signature]  
Witness #2 Sign

Cheryl Farley  
Witness #2 Print

Cypress Point 160, LLC, a Florida limited liability company

[Signature]  
John Clark Bills, Manager

Cypress Point 160, LLC, a Florida limited liability company

[Signature]  
John C. Bills, Manager

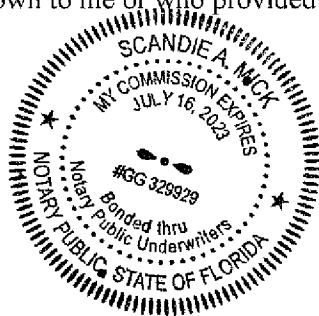
\*\*\*TWO SEPARATE WITNESSES REQUIRED\*\*\*

State of FLORIDA

County of PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 27<sup>th</sup> day of April, 2022 by **John Clark Bills and John C. Bills, both as Managers of Cypress Point 160, LLC, a Florida Limited Liability Company**, on behalf of the Company, who are personally known to me or who provided driver's licenses as identification.

(Notary Seal)



[Signature]

Notary Public

My commission expires: JULY 16, 2023