

**Prepared By:**

Olde Florida Title, LLC  
2561 Moody Blvd., Suite A-213 , PO BOX 813  
Flagler Beach, FL 32136

**Return To:**

INBFund1 LLC  
3670 MAGUIRE BLVD STE 210  
Orlando, FL 32803

Order No.: FN220209

Property Appraiser's Parcel I.D. (folio) Number:  
0711317059009300030

**WARRANTY DEED**

THIS WARRANTY DEED dated July 15, 2022, by Kelly Worden and Sheila Holiday, husband and wife, whose post office address is 68 SEA TRL, Palm Coast, Florida 32164 (the "Grantor"), to INBFund1 LLC, a Florida Limited Liability Company, whose post office address is 3670 MAGUIRE BLVD STE 210, Orlando, Florida, 32803 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$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 County of Flagler, State of Florida, viz:

Lot 3, Block 93, Subdivision Plat Seminole Park - Section 59 Seminole Woods at Palm Coast, according to the map or plat thereof, as recorded in Map Book 20, Page 1 through 8, inclusive, of the Public Records of Flagler County, Florida.

Subject to easements, restrictions, reservations and limitations of record, 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 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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Kelly Worden  
Kelly Worden  
Sheila Holiday  
Sheila Holiday

**Grantor Address:**  
68 SEA TRL  
Palm Coast, FL 32164

Signed, sealed and delivered in presence of:

Kim M. Carney  
Witness Signature  
Kim M. Carney  
Printed Name of First Witness  
[Signature]  
Witness Signature  
Jon C. Hobbs  
Printed Name of Second Witness

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 15th of July, 2022, by Kelly Worden and Sheila Holiday, husband and wife who is personally known to me or who has produced FL & WI DLs as identification.

Witness my hand and official seal, this the 15th of July, 2022.

[Signature]  
Notary Public: Michael Akiatis  
Jon C. Hobbs  
My Commission Expires:

(SEAL)

