

**Prepared By:**

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

**Return To:**

Christine Horton and Jason Robert Lee  
6112 Hedgecock Cir  
High Point, NC 27265

Order No.: FN220241

Property Appraiser's Parcel I.D. (folio) Number:  
21-10-28-2775-00050-0218

**WARRANTY DEED**

THIS WARRANTY DEED dated July 25, 2022, by Olivia Holdings, LLC, a Florida limited liability company, whose post office address is 214 Moody Blvd, Flagler Beach, Florida 32136 (the "Grantor"), to Christine Horton and Jason Robert Lee, as joint tenants with full right of survivorship, whose post office address is 6112 Hedgecock Cir, High Point, North Carolina, 27265 (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:

That portion of Section 22, Township 10 South, Range 28 East, Flagler County, Florida, described as follows:

Commence at the Northwest corner of said Section 22; Thence run N. 89° - 59' - 29" E., along the North line of said Section 22, 3175.97 feet; Thence run due South, 525.27 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due South, 165.00 feet; Thence run due East, 330.00 feet; Thence run due North, 165.00 feet; Thence run due West, 330.00 feet to the Point of Beginning.

Less the West 30 feet for road, utility and drainage purposes. Also described as Tract 218 of Unit V of the unrecorded plat of Flagler Estates.

Grantor Warrants That Property Does Not Constitute Their Homestead Property

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.

Signed, sealed and delivered in presence of:

Olivia Holdings, LLC, a Florida limited liability company

BY: [Signature]  
James C. Wingo, Jr.  
Manager

**Grantor Address:**  
214 Moody Blvd  
Flagler Beach, FL 32136

[Signature]  
Witness Signature

Michael Akialis  
Printed Name of First Witness

[Signature]  
Witness Signature

Ethan Bims  
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 25th of July, 2022, by James C. Wingo, Jr. as manager of Olivia Holdings, LLC, a Florida limited liability company who is personally known to me or who has produced as identification.

Witness my hand and official seal, this the 25th of July, 2022.

[Signature]  
Notary Public: Michael Akialis

My Commission Expires:

(SEAL)

