

Prepared by and Return to:

Regina Rabitaille, Esquire
Nelson Mullins Riley & Scarborough LLP
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801

Parcel No: 01-12-31-1100-00120-0001

For Recording Purposes Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed this 1st day of August, 2022, by MIDDLETON RE HOLDINGS, LLC, a Florida limited liability company (hereinafter the "Grantor"), to KENNETH MICHAEL MIDDLETON and LARRY DAVID MIDDLETON, as co-Trustees of the MORRIS G. MIDDLETON FAMILY TRUST dated March 29, 2000, as amended and restated August 27, 2014, an unrecorded trust, with full power and authority to protect and conserve, and to sell, lease, encumber or otherwise manage and dispose of the real property described herein, whose address is 455 Harbour Oaks Pointe Drive, Orlando, Florida 32809 (hereinafter called 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 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 of Grantor's interest in that certain land situate in **FLAGLER County, Florida**, to-wit:

A parcel of land lying in Lot 12, Block 5, AMENDED PLAT OF MODEL LAND COMPANY, ACCORDING TO THE MAP IN PLAT BOOK 2, PAGE 1, AND BLOCK 12, COCHRAN PLACE ADDITION, ACCORDING TO THE MAP IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southeast corner of said Block 12 and run N. 22° 25' W. along the Westerly right of way line of Central Ave, a distance of 25.00 feet to the point of beginning, thence continue N. 22° 25' W a distance of 75.00 feet to the South right of way line of 11th Street, thence run S. 67° 30' W. along said South right of way line a distance of a

120.00 feet; thence run S. 22° 25' E. a distance of 75.00 feet; thence run N. 67° 30' E. a distance of 120.00 feet to the point of beginning.

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 claiming by, through, or under the Grantor; and that said land is free of all encumbrances, except:

- 1) Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority;
- 2) Taxes accruing subsequent to December 31, 2021;
- 3) Easements, restrictions, and rights-of-way of record, but reference thereto shall not serve to reimpose same; and
- 4) All mortgages of record, if any.

NOTE that this Deed is being prepared at the Grantor's request without the benefit of a title search or title examination. No title opinion, title insurance, or title assurances have been requested or given in connection with the preparation of this Deed.

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

Signed, sealed and delivered in our presence:

MIDDLETON RE HOLDINGS, LLC, a Florida limited liability company

[Signature]
Print Name: Chris Perera

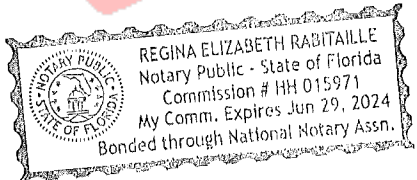
By: [Signature]
Kenneth Michael Middleton
Co-Manager

[Signature]
Print Name: Brenda C. Shields

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me either by means of [] physical presence or [] online notarization, this 15 day of July, 2022, by Kenneth Michael Middleton, as co-Manager of MIDDLETON RE HOLDINGS, LLC, a Florida limited liability company, as Grantor, who is either personally known to me or produced N/A as identification.

[Signature]
NOTARY PUBLIC
My Commission expires:



Chris Perez

Brenda K. Shields
Print Name: Brenda C. Shields

MIDDLETON RE HOLDINGS, LLC, a Florida
limited liability company

By: *[Signature]*
Larry David Middleton
Co-Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me either by means of [] physical presence or [] online notarization, this 15th day of August, 2022, by Larry David Middleton, as co-Manager of MIDDLETON RE HOLDINGS, LLC, a Florida limited liability company, as Grantor, who is either personally known to me or produced wa as identification.

Regina Rabitaille

NOTARY PUBLIC

My Commission expires:
[Print, type or stamp name of Notary]

