

**Documentary Stamp Tax: \$0.70**

**After Recording Mail To:**  
Anderson Business Advisors, PLLC  
732 Broadway, Suite 201  
Tacoma, WA 98402

**This document prepared by:**  
Kamia Atkinson  
1525 Grayson Highway, Unit 2005  
Grayson, GA 30017

**WARRANTY DEED**

TITLE OF DOCUMENT

THIS WARRANTY DEED, made the 17<sup>th</sup> day of August, ~~2022~~, by **Kamia Atkinson, a single person**, whose mailing address is 1525 Grayson Highway, Unit 2005, Grayson, Georgia 30017, hereinafter called the Grantor, to **189 Belleaire Trust, dated June 20, 2022, High Hertz Holdings, LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee**, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property under Florida Statutes section 689.071 and 689.73 whose mailing address is 3225 McLeod Drive, Suite 777, Las Vegas, Nevada 89121, hereinafter called the Grantee.

The Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, unto the Grantee all that certain land, situate in Flagler County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Assessor's Parcel Number: 07-11-31-7011-00090-0380

MORE commonly known as: 189 Belleaire Drive, Palm Coast, Florida 32137

Prior Recorded Doc. Ref.: General Warranty Deed: Recorded January 4, 2022; BK 2644, PG 1826, Instrument No. 202200417

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now 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, and hereby 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 accrued if any.

The land described herein (You must make a selection):

\_\_\_ is homestead property of the said Grantor

\_\_\_ is **NOT** homestead property of the said Grantor

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA,  
VIZ:

LOT 38, BLOCK 9, PALM COAST, MAP OF BELLE TERRE, SECTION 11, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 59 THROUGH 67, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS AMENDED BY INSTRUMENT  
RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF  
FLAGLER COUNTY, FLORIDA.

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