

Prepared by and return to:

Kyle H. Jensen, Esquire

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Lakeland, FL 33801

863-647-5337

File Number: 22-0921

Will Call No.: 647-5337

Special Warranty Deed

This Special Warranty Deed made this 12th day of December, 2022 between **Hulbert Homes, Inc.**, a Florida corporation whose post office address is **P.O. Box 6254, Lakeland, FL 33807**, grantor, and **Roger F Leverton and Marilyn F Leverton, Individually and as Trustee(s) of the Roger F. Leverton and Marilyn F. Leverton Revocable Trust dated February 2, 2011, as Revised, Amended, and Restated December 20, 2019** whose post office address is **3765 N. Oceanshore Blvd., Palm Coast, FL 32137**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Flagler County, Florida**, to-wit:

Lot 94, Subdivision Plat of Estates at Grand Haven, Phase 2, according to the map or plat thereof as recorded in Plat Book 35, Page 48, Public Records of Flagler County, Florida.

Parcel Identification Number: 48-11-31-1710-00000-0940

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for the year 2022 and subsequent years.

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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Melissa Sims
 Witness Name: Kyle Sensen

Hulbert Homes, Inc., a Florida corporation

By: Mark Hulbert, President

State of Florida
 County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of December, 2022 by Mark Hulbert, President of Hulbert Homes, Inc., a Florida corporation, on behalf of said firm. He ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

Melissa Sims
 Notary Public

Printed Name: _____

My Commission Expires: _____

