

This Instrument Prepared by & Return To:

River City Title, LLC
11512 Lake Mead Avenue
#606
Jacksonville, FL 32256

Parcel Number: 13-12-28-1800-00350-0010

(Space Above This Line For Recording Data)

22144880
\$19900⁰⁰

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this **21st day of December, 2022** between **ALL Homes LLC, a Wyoming Limited Liability Company as Trustee of the 3177 Water Oak Trust, Dated April 13, 2021**, whose mailing address is **1718 Capitol Avenue, Cheyenne, WY 82001** ("Grantor"), to **Maria Eugenia Leon and Rene A. Rondon** whose mailing address is **3177 Water Oak Road, Bunnell, Florida 32110** ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Flagler County, Florida** and fully described as follows:

LOT 1, BLOCK 35 OF DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 1 THROUGH 15, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Commonly referred to as: 3177 Water Oak Road, Bunnell, FL 32110

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation of or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Jessie Gale Smith
WITNESS

PRINT NAME: Jessie Gale Smith

Lauren Gordon
WITNESS

PRINT NAME: Lauren Gordon

GRANTOR:

ALL Homes LLC, a Wyoming Limited Liability Company as Trustee of the 3177 Water Oak Trust, Dated April 13, 2021

By: [Signature]
Samer Naoum, Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21st day of December, 2022, by Samer Naoum, Manager of ALL Homes LLC, a Wyoming Limited Liability Company as Trustee of the 3177 Water Oak Trust, Dated April 13, 2021.

Jessie Gale Smith
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification:

Type of Identification

Produced: _____

Unofficial Copy

