

Note to Clerk/Tax Examiner: Actual consideration paid is : 85,000.00

RECORD AND RETURN TO:

Name: LEOPOLD KORN LEOPOLD & SNYDER, P.A.
Address: 20801 Biscayne Blvd., #501
Aventura, FL 33180

THIS INSTRUMENT PREPARED BY:

➔ Name: Karen S. Leopold, Esquire
LEOPOLD KORN LEOPOLD & SNYDER, P.A.
Address: 20801 Biscayne Blvd., #501
Aventura, FL 33180

Folio Number: 4210303210000000920

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 3 day of July, 2008, by Suntrust Bank, a Virginia corporation, whose post office address is 1001 Semmes Avenue, Richmond, VA 23224, hereinafter called Grantor, to The Eighteen Eight Group LLC, a New York limited liability company, whose post office address is 193 Black Meadow Road, Chester, New York 10918, hereinafter called Grantee:

(wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, his heirs and assigns forever, all that certain land situate, lying and being in Flagler County, Florida, viz:

Lot 92 of the **CONSERVATORY AT HAMMOCK BEACH**, according to the Plat thereof, as recorded in Map Book 34, Pages 78-101, of the Public Records of Flagler County, Florida.

SUBJECT TO: Taxes for the year 2008 and subsequent years; conditions, limitations, restrictions, reservations and easements of record which are not reimposed by this instrument; and zoning ordinances and governmental regulations, if any;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons lawfully claiming by, through and under Grantor but against none other.

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

Witnesses:

Kern Y. Lipscomb
Kern Y. Lipscomb
Print name of witness

Shannon Burch
Shannon Burch
Print name of witness

Suntrust Bank, a Virginia corporation

By: [Signature]
Name: Jackie Miller
Title: Vice President
Address: 1001 Semmes Avenue
Richmond, VA 23224

COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND

The foregoing instrument was acknowledged before me this 31st day of July, 2008, by Jackie Miller, as Vice President of Suntrust Bank, a Virginia corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ produced _____ as identification.

My commission expires March 31, 2010

[Signature]
Notary Public
Amanda L. Lemon
Print name of notary public

