

Prepared by and return to:

Dennis K. Bayer  
Attorney at Law  
109 South 6th Street  
Flagler Beach, FL 32136

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## Warranty Deed

This Warranty Deed made this 17<sup>th</sup> day of April, 2018 between Sunbelt Palm Coast Marina, LLC, a Nevada limited liability company whose post office address is 5150 Tamiami Trail N., Ste. 403, Naples, FL 34103, grantor, and Tammy Lynn Zegowitz-Smith, a single woman, and Nicolas R. Zegowitz, a single man, as joint tenants with rights of survivorship whose post office address is 248 Maison Ct., Altamonte Springs, FL 32714, 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 of 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 137, Marina Del Palma, a subdivision according to the plat thereof, as recorded in Plat Book 38 page 76, of the public records of Flagler County, Florida.**

**Parcel Identification Number: 35-11-31-4075-00000-1370**

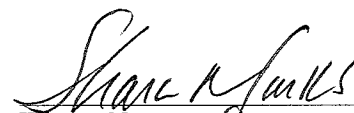
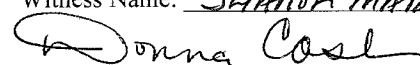
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

**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; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

**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: Sharon Marks  
  
Witness Name: Donna Cash

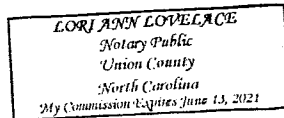
Sunbelt Palm Coast Marina, LLC, a Nevada limited liability company

By:   
Graham Allen, Manager

State of North Carolina  
County of Mecklenburg

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of April, 2018 by Graham Allen, Manager of Sunbelt Palm Coast Marina, LLC, a Nevada limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Lori Ann Lovelace  
Notary Public, State of North Carolina

Printed Name: Lori Ann Lovelace

My Commission Expires: 6/13/2021

Unofficial Copy