

PREPARED BY AND RETURN TO:
SEAGATE HOMES, LLC
185 CYPRESS POINT PARKWAY, STE. 7
PALM COAST, FLORIDA 32164

Parcel ID #: MULTIPLE LOTS

WARRANTY DEED

THIS WARRANTY DEED is made this 8 day of August, 20 18 by Seagate Homes, LLC, a Florida Limited Liability Company, whose address is 185 Cypress Point Parkway, Palm Coast, FL 32164; hereinafter referred to as "Grantor", in favor of SG Flagler Holdings, LLC, a limited liability company duly created and existing under the laws of the State of Florida, whose address is 185 Cypress Point Parkway, Suite 7, Palm Coast, Florida 32164, herein referred to as the "Grantee".

(Wherever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in the County of Flagler, State of Florida, to-wit:

SEE EXHIBIT A:

Grantor warrants this VACANT Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

THE GRANTOR hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good, right and lawful authority to sell and convey the Property; that the Grantor hereby full warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free and clear of all liens and encumbrances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF TWO WITNESSES:

Witness:

x Sladjana Balos
Print Name: SLADJANA BALOS

Seagate Homes, a Florida Limited Liability Company,
by Seagate Management, LLC, Its Manager

Witness:

x Amanda Leonard
Print Name: AMANDA LEONARD

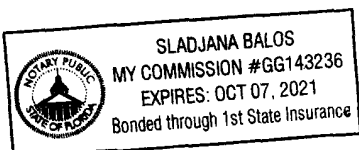
By: Robert Gazzoli
Robert Gazzoli, Manager of Seagate Management, LLC

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 8 day of August, 20 18, by Robert Gazzoli, Manager of Seagate Management, LLC, who ☒ is personally known to me or [] produced _____ as identification.

{Notary Seal must be affixed}



Sladjana Balos
Signature of Notary

EXHIBIT "A"

Lot 2, of Block 66, of Palm Coast, Map of Lakeview, Section 37, according to the plat thereof, as recorded in Map Book 13, Page 11, of Public Records of Flagler County, FL

Lot 8, of Block 36, of Palm Coast, Map of Royal Palms, Section 30, according to the plat thereof, as recorded in Map Book 10, Page 36, of Public Records of Flagler County, FL. (For sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records Book 35, at page 528 of the Public Records of Flagler County, Florida.)

Lot 3, of Block 8, of Palm Coast, Map of Royal Palms, Section 33, according to the plat thereof, as recorded in Map Book 10, Page 70, of Public Records of Flagler County, FL

Lot 2, of Block 14, Seminole Park Section 58 Seminole Woods at Palm Coast, according to the plat thereof, as recorded in Plat Book 19, Page 26 through 40, of Public Records of Flagler County, FL

Lot 7, of Block 39, of Palm Coast, Map of Seminole Park, Section 60, according to the plat thereof, as recorded in Map Book 17, Page 54, of the Public Records of Flagler County, FL

Lot 8, of Block 63, of Palm Coast, Map of Pine Grove, Section 26, according to the plat thereof, as recorded in Map Book 9, Page 31, of the Public Records of Flagler County, Florida.

Lot 3, Block 6, Pal Coast, Map of Pine Grove, Section 39, according to the map or plat thereof, as recorded in Plat Book 11, Pages 50 and 51, of the Public Records of Flagler County, Florida.

Lot 21, of Block 1, of Palm Coast, Map of Wynnfield, Section 18, according to the plat thereof, as recorded in Map Book 7, Page 20, of the Public Records of Flagler County, Florida.

Lot 101, Village at Palm Coast Phase I, according to the Map or Plat thereof as recorded in Plat Book 33, Page 1 through 4, of the Public Records of Flagler County, Florida.

Lot 6, of Block 63, of Palm Coast, Map of Pine Grove, Section 26, according to the plat thereof, as recorded in Map Book 9, page 31, of the Public Records of Flagler County, Florida.

Lot 50, of Block 19, of Palm Coast, Map of Belle Terre, Section 13, according to the plat thereof, as recorded in Map Book 7, Page 9, of the Public Records of Flagler County, Florida and as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.

Lot 25, Block 40, Wynnfield – Section – 23 Palm Coast, according to the map or plat thereof, as recorded in Map Book 8, Page 23 through 38, inclusive, of the Public Records of Flagler County, Florida.

Lot 13, of Block 51, of Palm Coast, Map of Royal Palms, Section 32, according to the plat thereof, as recorded in Map Book 10, Page 60, of the Public Records of Flagler County, Florida.

Lot 1, Block 14, Subdivision Plat Seminole Park, Section 58 Seminole Woods at Palm Coast, according to the map or plat thereof, as recorded in Map Book 19, Page 26 through 40, inclusive, of the Public Records of Flagler County, Florida.

Lot 3, Block 68, Map of Seminole Park, Section 59, Palm Coast, as recorded in Map Book 19, Pages 41-50, and recorded in Map Book 20, Pages 1-8, and Public Records of Flagler County, Florida.

Lot 93, Village at Palm Coast Phase I, according to the plat thereof, as recorded in Map Book 33, pages 1 through 4, of the Public Records of Flagler County, Florida.

Lot 11, of Block 37, of Palm Coast, Map of Kankakee Run, Section 65, according to the plat thereof, as recorded in Map Book 17, Page 63, of the Public Records of Flagler County, Florida.

Lot 32, of Block 18, of Palm Coast, Map of Pine Grove, Section 28, according to the plat thereof, as recorded in Map Book 9, Pages 51 through 66, of the Public Records of Flagler County, Florida.

Lot 2, of Block 28, of Palm Coast, Map of Royal Palms, Section 31, according to the plat thereof, as recorded in Map Book 10, Page 47, of the Public Records of Flagler County, Florida.

Lot 16, of Block 39, of Palm Coast, Map of Pine Grove, Section 24, according to the plat thereof, as recorded in Map Book 8, Page 50, of the Public Records of Flagler County, Florida.

Lot 16, of Block 58, of Palm Coast, Map of Belle Terre, Section 35, according to the plat thereof, as recorded in Map Book 11, Page 13, of the Public Records of Flagler County, Florida.

Lot 1, Lot 2, Lot 3, Block 24, Palm Coast, Map of Pine Grove, Section 25, according to the map or plat thereof, as recorded in Map Book 9, Page 1 through 18, inclusive, of the Public Records of Flagler County, Florida

Lot 12, of Block 75, of Palm Coast, Map of Pine Grove, Section 25, according to the plat thereof, as recorded in Map Book 9, Page 18, of the Public Records of Flagler County, Florida.

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Lot 51, of Block 15, of Palm Coast, Map of Belle Terre, Section 13, according to the plat thereof, as recorded in Map Book 7, Page 6, of the Public Records of Flagler County, Florida and as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.

Lot 8, of Block 21, of Palm Coast, Map of Pine Grove, Section 25, according to the plat thereof, as recorded in Map Book 9, Page 8, of the Public Records of Flagler County, Florida.

Lot 1, of Block 17, of Palm Coast, Map of Lakeview, Section 37, according to the plat thereof, as recorded in Map Book 13, Page 4, of the Public Records of Flagler County, Florida.

Lot 33, of Block 27, of Palm Coast, Map of Pine Grove, Section 24, according to the plat thereof, as recorded in Map Book 8, Pages 39 through 53, of the Public Records of Flagler County, Florida.

Lot 155, Palm Coast Plantation PUD Unit 1 B, according to the map of plat thereof, as recorded in Plat Book 32, Pages 56 through 64, inclusive, of the Public Records of Flagler County, Florida.

Lot 51, Block 29, of Palm Coast, Map of Lakeview, Section 37, according to the plat thereof, recorded in Plat Book 13, Pages 1 through 29 of the Public Records of Flagler County, Florida.

Lot 27, of Block 127, of Palm Coast, Map of Lakeview, Section 37, according to the plat thereof, as recorded in Map Book 13, Page 18, of the Public Records of Flagler County, Florida.

Lot 12, of Block 36, of Palm Coast, Map of Royal Palms, Section 30, according to the plat thereof, as recorded in Map Book 10, Page 36, of Public Records of Flagler County, Florida.

Lot 5, Block 59, Palm Coast, Map of Royal Palms, Section 29 according to the map or plat thereof, as recorded in Plat Book 10, Page 26, of the Public Records of Flagler County, Florida.

Lot 6 and Lot 7, of Block 58, Ulysses Trees – Section 57, Seminole Woods at Palm Coast, according to the map or plat thereof, as recorded in Map Book 17, Page 12, through 28 inclusive, of the Public Records of Flagler County, Florida.

Lot 35, of Block 75, of Palm Coast, Map of Pine Grove, Section 26, according to the plat thereof, as recorded in Map Book 9, Page 34, of the Public Records of Flagler County, Florida.

Lot 7, of Block 7, of Palm Coast, Map of Belle Terre, Section 17, according to the plat thereof, as recorded in Map Book 7, Page 16, of the Public Records of Flagler County, Florida.

Lot 86 and Lot 87, of the subdivision plat of Palm Coast Plantation PUD Unit 4, according to the plat thereof, as recorded in Map Book 34, Pages 5 through 11, of the Public Records of Flagler County, Florida

Lot 5, in Block 31, of Palm Coast, Map of Pine Grove, Section 26, according to the plat thereof, as recorded in Map Book 9, at Page 2, of the Public Records of Flagler County, Florida. (For sections 1 through 16 inclusive, the aforementioned legal description includes the following language: as amended by instrument recorded in Official Records Book 35, at page 528 of the Public Records of Flagler County, Florida.)

Lot 14, of Block 13, of Palm Coast, Map of Royal Palms, Section 31, according to the plat thereof, as recorded in Map Book 10, Page 46, of the Public Records of Flagler County, Florida.

Lot 16, Block 108, Palm Coast, Map of Belle Terre, Section 35, according to the map or plat thereof, as recorded in Map Book 11, Page 19, of the Public Records of Flagler County, Florida.

Lot 19, of Block 35, of Palm Coast, Map of Ulysses Trees, Section 57, according to the plat thereof, as recorded in Map Book 17, Page 20, of the Public Records of Flagler County, Florida.

Lot 8, of Block 26, of Palm Coast, Map of Belle Terre, Section 13, according to the plat thereof, as recorded in Plat Book 7, Page 10, of the Public Records of Flagler County, Florida, and as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.

Lot 30 and Lot 31 Block 58a, Amended Subdivision Map of Palm Coast, Map of Wynnfield, Section 27, a subdivision, according to the Plat thereof as recorded in Plat Book 28, at Page(s) 30 and 31, of the Public Records of Flagler County, Florida.

Lot 19, of Block 157, of Palm Coast, Map of Belle Terre, Section 35, according to the plat thereof, as recorded in Map Book 11, Page 24, of the Public Records of Flagler County, Florida.

Lot 4, of Block 18, of Palm Coast, Map of Lakeview, Section 37, according to the plat thereof, as recorded in Map Book 13, Page 4, of the Public Records of Flagler County, Florida.

Lot 9, of Block 51, of Palm Coast, Map of Wynnfield, Section 23, according to the plat thereof, as recorded in Map Book 8, Page 35, of the Public Records of Flagler County, Florida.

Lot 3, Block 9, Palm Coast, Map of Lakeview, Section 37, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 1 through 29, of the Public Records of Flagler County, Florida.

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Lot 34, of Block 64, of Palm Coast, Map of Pine Grove, Section 26, according to the plat thereof, as recorded in Map Book 9, Page 31, of the Public Records of Flagler County, Florida.

Lot 7, of Block 59, of Palm Coast, Map of Royal Palms, Section 31, according to the plat thereof, as recorded in Map Book 10, Page 43, of the Public Records of Flagler County, Florida.

Lot 13, Block 39, Palm Coast, Map of Kankakee Run, Section 65, according to the map or plat thereof, as recorded in Map Book 17, Page 63, of the Public Records of Flagler County, Florida.

Lot 26, of Block 2, of Palm Coast, Map of Zebulah's Trail, Section 63, according to the plat thereof, as recorded in Map Book 18, Page 38, of the Public Records of Flagler County.

Lot 13, Block 56, Palm Coast, Map of Pine Grove – Section 28, according to the map or plat thereof, as recorded in Map Book 9, Page(s) 51 through 66, inclusive, of the Public Records of Flagler County, Florida.

Lot 17, of Block 55, of Palm Coast, Map of Royal Palms, Section 30, according to the plat thereof, as recorded in Map Book 10, Page 38, of the Public Records of Flagler County, Florida.

Lot 11 and Lot 12, of Block 31, of Palm Coast, Map of Royal Palms, Section 32, according to the plat thereof, as recorded in Map Book 10, page 58, of the Public Records of Flagler County, Florida.

Lot 18, Block 2 of Palm Coast, Map of Pine Grove, Section 26, according to the plat thereof as recorded in Plat Book 9, Page(s) 20, 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.

Lot 7, Block 30, of Palm Coast, Map of Royal Palms, Section 31, according to the plat thereof, as recorded in Map Book 10, Page 48, of the Public Records of Flagler County, Florida.

Lot 2, Block 73, of Palm Coast, Map of Royal Palms, Section 32, according to the plat thereof, as recorded in Map Book 10, Page 65, of the Public Records of Flagler, County, Florida.

Lot 19, Block 2, of Palm Coast, Map of Pine Groves, Section 26, according to the plat thereof as recorded in Plat Book 9, Page(s) 20 through 35, of the Public Records of Flagler County, Florida.

Lot 17, of Block 8, of Palm Coast, Map of Lakeview, Section 37, according to the plat thereof, as recorded in Map Book 13, Page 3, of the Public Records of Flagler County, Florida.

Lot 17, of Block 44, of Palm Coast, Map of Royal Palms, Section 31, according to the plat thereof, as recorded in Map Book 10, Page 49, of the Public Records of Flagler County, Florida.

Lot 4, Block 45, Palm Coast, Map of Royal Palms, Section 30, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 30 through 42, of the Public Records of Flagler County, Florida.

Lot 9, of Block 53, of Palm Coast, Map of Ulysses Trees, Section 57, according to the plat thereof, as recorded in Map Book 17, Page 23, of the Public Records of Flagler County, Florida.

Lot 129, Village at Palm Coast, Phase I, according to the map or plat thereof, as recorded in Map Book 33, Page 1 through 4, inclusive, of the Public Records of Flagler County, Florida.

Lot 12, of Block 36, of Palm Coast, Map of Pine Grove, Section 25, according to the plat thereof, as recorded in Map Book 9, Page 9, of the Public Records of Flagler County, Florida.

Lot 16, of Block 161, of Palm Coast, Map of Belle Terre, Section 35, according to the plat thereof, as recorded in Map Book 11, Page 25, of the Public Records of Flagler County Florida.

Lot 34, Block 56, Palm Coast, Map of Royal Palms, Section 30, according to the map or plat thereof, as recorded in Map Book 10, Page 30 through 42, of the Public Records of Flagler County, Florida.

Lot 6, of Block 6, of Palm Coast, Map of Royal Palms, Section 33, according to the plat thereof, as recorded in Map Book 10, Page 70, of the Public Records of Flagler County, Florida.

Lot 25 and Lot 26, of Block 10, of Palm Coast, Map of Wynnfield, Section 21, according to the plat thereof, as recorded in Map Book 7, Pages 43 through 49 of the Public Records of Flagler County, FL

Lot 1, of Block 74, of Palm Coast, Map of Royal Palms, Section 29, according to the plat thereof, as recorded in Map Book 10, Page 28, of the Public Records of Flagler County, Florida.

Lot 5, Block 64, Palm Coast, Map of Pine Grove Section 25, a subdivision according to the plat thereof as recorded in Plat Book 9, at page(s) 1-19, of the Public Records of Flagler County, Florida.

Lot 4, of Block 100, of Palm Coast, Map of Lakeview, Section 37, according to the plat thereof, as recorded in Map Book 13, Page 15, of the Public Records of Flagler County, Florida.

Lot 38, Block 31, Palm Coast, Map of Royal Palms, Section 30, according to the map or plat thereof, as recorded in Map Book 10, Page 30 through 42, of the Public Records of Flagler County, Florida.

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Lot 3 and 4, Block 1, Palm Coast, Map of Pine Grove, Section 24, according to the map or plat thereof, as recorded in Map Book 8, Page 39 through 53, of the Public Records of Flagler County, Florida.

Lot 6, of Block 58, Ulysses Trees – Section 57, Seminole Woods at Palm Coast, according to the map or plat thereof, as recorded in Map Book 17, Page 12 through 28, inclusive, of the Public Records of Flagler County, Florida.

Lot 7, of Block 5, of Palm Coast, Map of Pine Grove, Section 24, according to the plat thereof, as recorded in Map Book 8, Page 42, of the Public Records of Flagler County, Florida.

Lot 34, of Block 31, of Palm Coast, Map of Royal Palms, Section 30, according to the plat thereof, as recorded in Map Book 10, Page 35, of the Public Records of Flagler County, Florida.

Lot 4, of Block 20, of Palm Coast, Map of Royal Palms, Section 31, of the Public Records of Flagler County, Florida.

Lot 32, of Block 14, of Palm Coast, Map of Belle Terre, Section 13, according to the plat thereof, as recorded in Map Book 7, Page 7, of the Public Records of Flagler County, Florida and as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.

Lot 21, of Block 26, of Palm Coast, Map of Belle Terre, Section 13, according to the plat thereof, as recorded in Map Book 7, Page 10, and as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.

Lot 2, of Block 18, of Palm Coast, Map of Pine Grove, Section 25, according to the plat thereof, as recorded in Map Book 9, Pages 1-19, of the Public Records of Flagler County, Florida.

Lot 14, of Block 93, of Palm Coast, Map of Seminole Park, Section 59, according to the plat thereof, as recorded in Map Book 20, Page 7, of the Public Records of Flagler County, Florida.

Lot 4, of Block 77, of Palm Coast, Map of Pine Grove, Section 28, according to the plat thereof, as recorded in Map Book 9, Page 65, of the Public Records of Flagler County, Florida.

Lot 30, Block 31, of Palm Coast, Map of Wynnfield, Section 23, according to the plat thereof, recorded in Plat Book 8, Page(s) 30, of the Public Records of Flagler County, Florida.

Lot 29, of Block 27, of Palm Coast, Map of Pine Grove, Section 26, according to the plat thereof, as recorded in Map Book 9, Page 26, of the Public Records of Flagler County, Florida.

Lot 34, Block 23, Subdivision Map Florida Park-Section 7, Palm Coast, according to the map or plat thereof, as recorded in Map Book 6, Page 24, of the Public Records of Flagler County, Florida, and as amended by instrument recorded in Official Record Book 35, Page 528, of the Public Records of Flagler County, Florida.

Lot 5, of Block 6, of Palm Coast, Map of Pine Grove, Section 26, according to the plat thereof, as recorded in Map Book 9, Page 23, of the Public Records of Flagler County, Florida.