

Prepared By and Return To:

Avis Title Insurance, Inc.

15 Cypress Branch Way, Suite 203

Palm Coast, FL 32164

incidental to the issuance of a title insurance policy.

File Number: 18-0079

Parcel ID: 041131-3604-00000-0610

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED dated August 15, 2018, by

Malibu Enterprises, LLC. A Delaware Limited Liability Company

whose post office address is:

1303 Glenville Rd Havre de Grace, MD 21078

hereinafter called the GRANTOR, to

Patrick McCaffery and Mark Sheppard and Glenn Haslam, Tenants in Common

whose post office address is:

1303 Glenville Rd.
Havre de Grace, MD. 21078

hereinafter called the 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 the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situated in Flagler County, Florida, viz:

Lot 61, NORTSHORE PLAT FOUR, according to the plat thereof, as recorded in Map Book 31 Pages 90 through 92, of the Public Records of Flagler County, Florida.

Grantor warrants this VACANT Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2018 and subsequent years; 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

Signed in the presence of the following *TWO DIFFERENT* WITNESSES:

#1 Witness Signature: Malibu Enterprises, LLC

Print Name: Malibu Enterprises, LLC

Malibu Enterprises, LLC., A Delaware Limited Liability Company

BY Mark Sheppard
Mark Sheppard as Managing Member

#2 Witness Signature: Cody Karkin

Print Name: Cody Karkin

State of: MD

County of: CARROLL

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 15th day of August, 2018 by: MARK SHEPPARD, AS MANAGING MEMBER OF MALIBU ENTERPRISES, LLC., A DELAWARE LIMITED LIABILITY COMPANY who is personally known to me or who has produced a DRIVERS LICENSE as identification and who did take an oath.

(Notary Seal)

NOTARY PUBLIC Signature: Brant L. Geiman

My Commission #

Expires: 7/9/19

Print Name: BRANT L. GEIMAN

