

Prepared by and return to:
TITLE CHAIN, INC.
Joanne Villano
One Armand Beach Drive, Suite 1A
Palm Coast, Florida 32137

File Number: 2634
Folio Number: 04-11-31-3513-00000-0851

General Warranty Deed

Made this December 5, 2018 A.D. By **My Three Sons of Henderson, LLC**, a Kentucky limited liability company, hereinafter called the grantor, to **Alfred John Grantham and Sylvia Kim-Tse Grantham** also known as **Sylvia Kim-Tse Grantham**, (and successors) who are husband and wife, Trustees of the Grantham Family Trust, dated November 10, 1997, with the full power and authority to protect, conserve, sell, lease, encumber, manage and/or dispose of said real property pursuant to F.S. 689.073, whose post office address is: 192 South Orange Grove Boulevard, Suite 202, Pasadena, California 91105-3553, hereinafter called the grantee:

(Whenever used herein the term "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.)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 situate in Flagler County, Florida, viz:

Unit 851, Phase 8, CINNAMON BEACH AT OCEAN HAMMOCK, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 982, Page 429, Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: 04-11-31-3513-00000-0851

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 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.

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.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Mary Fray
Witness #1
Witness Printed Name Mary Fray

My Three Sons of Henderson, LLC, a Kentucky limited liability company

By: Jennifer P. Howell Manager-Member (Seal)
Jennifer P. Howell, Manager-Member
Address: 802 Craig Drive, Henderson, Kentucky 42420

Kathleen L. Newman
Witness #2
Witness Printed Name KATHLEEN L. NEWMAN

STATE OF KENTUCKY

COUNTY OF Henderson

The foregoing instrument was acknowledged before me this 22 day of December, 2018, by Jennifer P. Howell, as manager-member of Jennifer P. Howell, LLC, a Kentucky limited liability company, on behalf of the company

☒ personally known to me

OR

☐ produced _____ as identification

Kathleen L. Newman
Notary Public
Print Name KATHLEEN L. NEWMAN
My Commission Expires: 7/11/2020

KATHLEEN L. NEWMAN
NOTARY PUBLIC
Kentucky, State At Large
ID # 560582
My Commission Expires 7/11/2020