

Prepared By and Return To:
Coast Title Agency, Inc
15 Cypress Branch Way Ste 203
Palm Coast, FL 32164
incidental to the issuance of a title insurance policy.
File Number: 19-0538
Parcel ID: 071131-7058-00450-0090

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED dated June 5, 2019, by
✓ American Estate and Trust FBO Maureen Kavalir IRA
whose post office address is:
6529 N. N. Braeburn Lane, Glendale, WI 53209-3323
hereinafter called the GRANTOR, to
Royal Land Investments, LLC., a Texas Limited Liability Company
whose post office address is:
17503 La Cantera Pkwy., Suite 104-608, San Antonio, TX 78257.
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 9, of Block 45, of PALM COAST, MAP OF SEMINOLE PARK, SECTION 58, according to the plat thereof, as recorded in Map Book 19, Page 34, 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 2019 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:

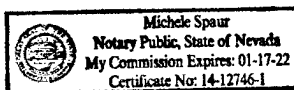
#1 Witness Signature: [Signature]
Print Name: Monica White
#2 Witness Signature: [Signature]
Print Name: Marsha Rodenbeck

American Estate and Trust FBO Maureen Kavalir IRA
BY: [Signature]
Print Name: Christina Montes
Print Title: Trust Officer

State of: Nevada
County of: Clark

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 5th day of June, 2019 by: Christina Montes AS Trust Officer OF AMERICAN ESTATE AND TRUST FBO MAUREEN KAVALAR IRA 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: [Signature]
My Commission # 14-12746
Expires: 1-17-22 Print Name: Michele Spaur