

**Record and Return to:**  
Southern Title Holding Company, LLC  
2335 Beville Road  
Daytona Beach, FL 32119

**Prepared by:**  
Anjanette Stevens  
Southern Title Holding Company, LLC  
50 Leanni Way Ste D-4  
Palm Coast, FL32137

File Number: AH194070

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## Special Warranty Deed

This Special Warranty Deed made this 9 day of December, 2019, between Adams Homes of Northwest Florida, Inc., a Florida Corporation whose post office address is 3000 Gulf Breeze Pkwy, Gulf Breeze, FL 32563, grantor, and Tyrone Urell Reed and Ida Frances Reed, husband and wife whose post office address is 40 Pheasant Drive, Palm Coast, FL 32164, 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 the Flagler County, Florida, to-wit:

**LOT 40, BLOCK 4, SUBDIVISION MAP PINE GROVE-SECTION 28, PALM COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 51 THROUGH 66, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

**Parcel Identification Number: 07-11-31-7028-00040-0400**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements 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.

**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 claiming by, through or under grantors.

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:

Brittany A. Rollo  
Brittany A. Rollo

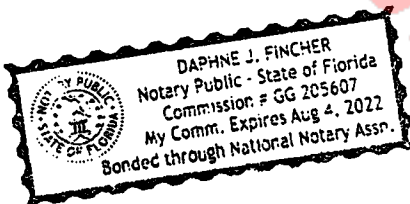
Witness Print Name

Daphne J. Fincher  
Daphne J. Fincher

Witness Print Name

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me this 9 day of December, 2019 by Don Adams, Chief Financial Officer Pursuant to Resolution Recorded 12/16/2013 in Official Records Book 1980, Page 606, of the Public Records of Flagler County, Florida of Adams Homes of Northwest Florida, Inc., a Florida Corporation who is personally known to me or who has produced Driver(s) License as identification.



Daphne J. Fincher  
Notary Public

Printed Name: Daphne J. Fincher

My Commission Expires: \_\_\_\_\_

ADAMS HOMES OF NORTHWEST FLORIDA,  
INC. A FLORIDA CORPORATION

BY: Don Adams  
Don Adams, Chief Financial Officer Pursuant to  
Resolution recorded 12/16/2013 in Official Records  
Book 1980, Page 606, of the Public Records of  
Flagler County, Florida.