

Prepared by and return to:
Laura Leonardo Flynn
Pioneer Title Services, L.L.C.
145 City Place
Suite 301-A
Palm Coast, FL 32164
(386) 447-7716
File Number: 2020-120
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of August, 2020 between

Brienne Tarbox

whose post office address is 1230 Station Road, Medford, NY 11763, Grantor,
and

HEINLEIN INV LLC, A NEW YORK DOMESTIC LIMITED LIABILITY COMPANY

whose post office address is 1230 Station Road, Medford, NY 11763, 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 \$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 Flagler County, Florida to-wit:

(Parcel No. 12-12-30-5070-00000-08C0)

Unit 8C, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

(Parcel No. 12-12-30-5070-00000-10C0)

Unit 10C, Phase II of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page(s) 1080, and amended to add Phase II in Official Records Book 1360, Page 1013 of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

(Parcel No. 12-12-30-5070-00000-13D0)

Unit 13D, Phase II, of Palm Pointe I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1233, Page 362 and re-recorded in Official Records Book 1233, Page 1080; Amendment to add Phase II recorded in Official Records Book 1360, Page 1013, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for the year 2020 and subsequent years; Assessments of any Homeowner or Community Association, Covenants, Conditions, Restrictions, Easements, Reservations and Limitations of Record, 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; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

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:

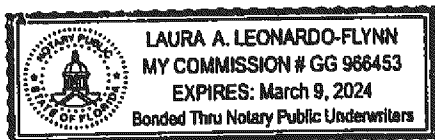
Witness
Printed Name: Laura Leonardo-Flynn
Witness
Printed Name: Bein Hartopp

Edward Heinlein
Brienne Tarbox
By Edward Heinlein, Attorney in Fact
Edward Heinlein
Edward Heinlein, Attorney in Fact for
Brienne Tarbox

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of August, 2020 by Edward Heinlein, as Attorney in Fact and Individually, who ☐ are personally known or [XXX] have produced driver licenses as identification.

[Seal]



Laura Leonardo-Flynn
Notary Public
Print Name: _____
My Commission Expires: _____