

PREPARED BY & RETURN TO:

Name: Marcie Hoobler, an employee of  
Veterans Title, LLC  
Address: 2561 Moody Blvd  
Ste 102  
Flagler Beach, FL 32136  
File No. VET-21-0033

Parcel No.: 07-11-31-7034-01050-0040  
Sales Price: \$48,500.00  
Doc Stamps: \$339.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **24th** day of **February, 2021**, by **FRG, LLC, a Puerto Rico limited liability company, F/K/A FRG, INC.**, a Puerto Rico domestic for profit corporation, hereinafter called the Grantor, to **BLUE CROWN CONSTRUCTION, Inc.**, a Florida corporation, having its principal place of business at 16 Edgemoond Lane. Palm Coast, FL 32164 , hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Flagler, State of Florida, viz:

**Lot 4, Block 105, of Palm Coast, Map of EASTHAMPTON, Section 34, according to the plat thereof, recorded in Plat Book 11, Pages 30 through 49 of the Public Records of Flagler County, Florida.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

*Signed, sealed and delivered in the presence of:*

Carlos G. Martinez  
 Witness Signature  
 Printed Name: Carlos G. Martinez

Maribel Correyer  
 Witness Signature  
 Printed Name: Maribel Correyer

**FRG, LLC, a Puerto Rico limited liability company,  
 F/K/A FRG, INC., a Puerto Rico domestic for profit  
 corporation**

By: [Signature] L.S.  
 Name: Luis Raul Sola Benitez, a/k/a Luis Raul Sola  
 Title: Authorized Person

Address (Principal Place of Business):  
 PO Box 11924, San Juan Puerto Rico, 009221924

STATE OF Puerto Rico  
 COUNTY OF Guaynabo

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of February, 2021, by Luis Raul Sola Benitez, a/k/a Luis Raul Sola, Authorized Person of **FRG, LLC, a Puerto Rico limited liability company, F/K/A FRG, INC., a Puerto Rico domestic for profit corporation**, on behalf of the LLC. He (she) is personally known to me or has produced N/A as identification.

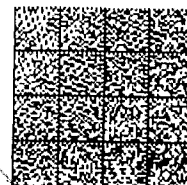


[Signature]  
 Signature of Notary  
 Printed Name: Xavier Torres Soto  
 My commission expires: Ad vitam

1U19-01561180

RECIBO

Sello Att. 1246



9397  
 03/03/2020  
 \$5.00

Sello de Asistencia Legal  
 00086-2020-0303-06655258