

THIS INSTRUMENT PREPARED BY:
Covenant Closing & Title Services
4879 Palm Coast Parkway NW, Suite 4
Palm Coast, FL 32137

Incident to the fulfillment of conditions contained
in title insurance commitment issued by it.

Tax ID #: 04-11-31-4900-00000-0060
File No: 21-103555

WARRANTY DEED (CORPORATION)

This Warranty Deed made the 25th day of March, 2021, by Joseph Family Investments, L.L.C., a Florida Limited Liability Company, having its place of business at 340 North Wymore Road, Winter Park, FL 32789, hereinafter called the grantor,

to: Brian J. Bowers and Patricia L. Bowers, husband and wife, whose post office address is: 4515 Stonecrest Drive, Ellicott City, MD 21043, hereinafter called the grantee,

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

WITNESSETH: That said grantor, for and in consideration of the sum of **\$190,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Flagler County, Florida, viz:**

Lot 6, SUBDIVISION PLAT OF OCEAN RIDGE, according to the plat thereof, recorded in Plat Book 30, Page 91, of the Public Records of Flagler County, Florida.

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 **2020**, reservations, restrictions and easements of record, if any.

In Witness Whereof, the 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 our presence:

**Joseph Family Investments, L.L.C.,
a Florida Limited Company**

Witness #1 Signature: Ashlyh Clark
Printed Name: Ashlyh Clark

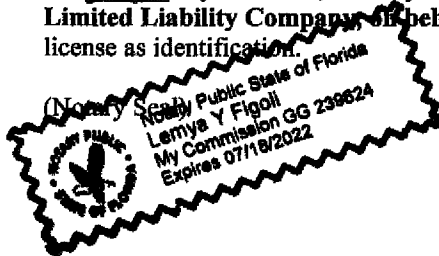
Witness #2 Signature: Anna Akers
Printed Name: Anna Akers

Brian Joseph, Manager

****TWO SEPARATE WITNESSES REQUIRED****

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of March, 2021 by **Brian Joseph as Manager of Joseph Family Investments, L.L.C., a Florida Limited Liability Company**, on behalf of the company, who is personally known to me or provided a driver's license as identification.



[Signature]
Notary Public

My commission expires: 07/18/2022