

Prepared by and return to:

Jennifer Mills

Dennis K. Bayer, Esq

109 S. 6th Street, Suite 200

Flagler Beach, FL 32136

(386) 439-2332

File Number: 2021SUNBELT34

Will Call No.:

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Warranty Deed

This Warranty Deed made this 30th day of April, 2021 between Sunbelt Palm Coast Marina, LLC, a Nevada Limited Liability Company whose post office address is 1 Harbor View Drive, Palm Coast, FL 32137, grantor, and Midland Trust Company as Custodian FBO Anthony Jamen #1718399 for an undivided 91%, and Anthony Jamen, personally, for an undivided 9% whose post office address is 16027 Rose Croft Terrace, Delray Beach, FL 33446, 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 Flagler County, Florida to-wit:

Lot 34, Marina Del Palma, according to the map or plat thereof as recorded in Plat Book 38, Page 76, Public Records of Flagler County, Florida.

Construction of a dwelling on the Lot must begin within five (5) years from the date of execution of this Deed or within five (5) years from August 8, 2019, the date the paving of the streets within The Estates of Marina del Palma was completed, whichever is latter. If the Lot is sold by Grantee, the subsequent Grantee has the balance of the remaining 5-year period to begin construction. If construction by Grantee or subsequent Grantee has not been commenced by the expiration of the 5-year period, the Grantor, in its sole discretion, has the option either: (i) to extend such 5-year period; or (ii) to buy back (purchase) the Lot at one hundred fifty percent (150%) of the initial purchase price, and such Grantee shall be obligated to sell the Lot to Grantor at that price. Grantee shall pay those type of closing costs that Grantor paid in this conveyance of the Lot, and Grantor shall pay those type of closing costs that Grantee paid in this conveyance of the Lot. Commencement of construction means the date on which the footers of the dwelling have been poured.

Parcel Identification Number: 35-11-31-4075-00000-0340

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.

Subject to taxes for the year 2021 and subsequent years and assessments of any homeowner or community association, restrictions, covenants, assessments, dedications, reservations, resolutions, conditions, and declarations of record, if any.

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:

Shirley A. Parks

Witness

Printed Name: SHIRLEY A. PARKS

Shirley H. Rowell

Witness

Printed Name: SHIRLEY H. ROWELL

Sunbelt Palm Coast Marina, LLC, a Nevada Limited Liability Company

By: Graham B. Allen

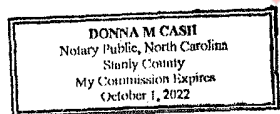
Graham B. Allen, Manager

State of North Carolina

County of Mecklenburg

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of May, 2021 by Graham B. Allen, Manager of Sunbelt Palm Coast Marina, LLC, a Nevada Limited Liability Company who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]



Donna M. Cash

Notary Public

Print Name: Donna M. Cash

My Commission Expires: 10/01/2022