

Prepared by and return to:

**Dennis K. Bayer, Esq**  
**109 S. 6th Street, Suite 200**  
**Flagler Beach, FL 32136**  
**(386) 439-2332**  
File Number: **2020GERALDINECHARLES**  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **22nd day of July, 2021** between **Geraldine Charles LLC, a Florida limited liability company** whose post office address is **P.O. Box 848, Flagler Beach, FL 32136**, grantor, and **Sun Partners LLC, a Florida limited liability company** whose post office address is **45 Seton Trail, Ormond Beach, FL 32176**, 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:

**That part of Section 12, Township 12 South, Range 31 East, bounded on the West by the East right-of-way boundary of State Road A1A; bounded on the North by the extension of the North Line of Lot 1 of Block 8 of Moody Subdivision of Flagler Beach, per a plat of said subdivision on file in the office of the Clerk of the Circuit Court of Flagler County, Florida, in Plat Book 1 page 24; bounded on the East by the Atlantic Ocean; bounded on the South by extension of the South line of Lot 10 of Block 8 of said Moody Subdivision of Flagler Beach.**

**Parcel Identification Number: 12-12-31-4500-00690-0230**

**And**

**All of Block 34, Moody's Subdivision of Flagler Beach, Florida, according to Plat on file in the Office of the Clerk of the Circuit Court for Flagler County, Florida, in Plat Book 1 page 24. LESS AND EXCEPT any part lying within the right of way of SR 100, also known as Moody Boulevard.**

**Parcel Identification Number: 12-12-31-4500-00340-0000**

**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 **12/31/2020**.

**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:

Cindy Rudd  
 Witness  
 Printed Name: Cindy Rudd

Kylie Bradley  
 Witness  
 Printed Name: Kylie Bradley

**Geraldine Charles LLC**, a Florida Limited Liability Company

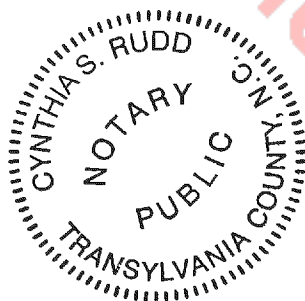
By: Zoe B. Forehand, Manager  
 Zoe B. Forehand, Manager

By: William M. Forehand, Manager  
 William M. Forehand, Manager

State of North Carolina  
 County of Transylvania

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of July, 2021 by Zoe B. Forehand and William M. Forehand, Manager of Geraldine Charles LLC, a Florida Limited Liability Company who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Cynthia S. Rudd  
 Notary Public  
 Print Name: Cynthia S. Rudd  
 My Commission Expires: 6/23/25

Unofficial Copy