

Prepared By and Returned To:

Baldwin Park Title, LLC
1430 Lake Baldwin Lane, Suite A
Orlando, FL 32814

File Number: BAL302484

Parcel Identification No.: 0711317033004000060

WARRANTY DEED

THE GRANTOR(s): **By: Shahla Mokhtarian, Individually and as Trustee of the Shahla Mokhtarian Revocable Trust u/a/d October 15, 2003; and By: Mehran Mokhtarian, Individually and as Trustee of the Mehran Mokhtarian Revocable Trust u/a/d October 15, 2003**, Whose address is: 1771 Mission Hills Road, Apt 215, Northbrook, IL 60062 (the "Grantor")

Conveys and warrants to: **RH Asset Holdings, LLC, a Florida Limited Liability Company**, Whose address is: 3670 Maguire Blvd, Ste. 210, Orlando, FL 32803 (the "Grantee")

(Which Terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in County of **Flagler**, State of **Florida**:

See attached Exhibit A

Tax Parcel No: **0711317033004000060**
Commonly known as: **44 Renworth Lane, Palm Coast, FL 32164**

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 October 22, 2021.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s):

Dated: **October 22, 2021**

Signed, sealed and delivered in our presence:

**Mehran Mokhtarian Revocable Trust u/a/d
October 15, 2003**

Mehran Mokhtarian

By: **Mehran Mokhtarian, Individually and
as Trustee**

Sima Lalez
First Witness Signature:

SIMA LALEZ
First Witness Printed Name:

E. Lalez
Second Witness Signature:

ELIYAHOO LALEZ
Second Witness Printed Name:

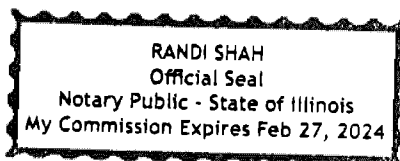
**Shahla Mokhtarian Revocable Trust u/a/d
October 15, 2003**

Shahla Mokhtarian

By: **Shahla Mokhtarian, Individually and
as Trustee**

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this **October 22, 2021** (date), by means of ☒ physical presence or ☐ online notarization, by **By: Mehran Mokhtarian, Individually and as Trustee of the Mehran Mokhtarian Revocable Trust u/a/d October 15, 2003 and By: Shahla Mokhtarian, Individually and as Trustee of the Shahla Mokhtarian Revocable Trust u/a/d October 15, 2003**, who is ☐ personally known to me or ☒ produced Illinois Drivers License as identification.



Notary Public: Randi Shah

Printed Name: Randi Shah

COOK County, IL

My Commission Expires: 02/27/2024

EXHIBIT A

**LOT 6 OF BLOCK 40, OF PALM COAST, MAP OF ROYAL PALMS, SECTION 33, A SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, AT PAGES 67 THROUGH 77,
INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

Tax Parcel No: **0711317033004000060**
Commonly known **44 Renworth Lane, Palm Coast, FL 32164**
as:

Unofficial Copy