

Prepared by and return to:

Baldwin Park Title
1316 Lake Baldwin Ln, Ste A
Orlando, FL 32814
(407) 986-9803
File No BPT-2023-1652

Parcel Identification No 07-11-31-7027-00510-0240

WARRANTY DEED

THE GRANTOR(s): **Albert W. Hines, Sr and Linda L. Hines, husband and wife** Whose address is: 38 Woodborn Lane, Palm Coast, FL 32164 (the "Grantor")

Conveys and warrants to: **INB Fund 2 LLC, a Florida Limited Liability Company**, Whose address is: 3670 Maguire Boulevard, Suite 220, 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:

Lot 24, Block 51, Palm Coast, Map of Wynnfield, Section 27, according to the Plat thereof, recorded in Map Book 9, Page(s) 47, of the Public Records of Flagler County, Florida.

Tax Parcel No: **07-11-31-7027-00510-0240**
Commonly known as: **36 Woodborn 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 September 27, 2023.

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

Dated: **September 27, 2023**

Signed, sealed and delivered in our presence:

Albert W. Hines, Sr

Albert W. Hines, Sr

Linda L. Hines

Linda L. Hines

Agnes Lightfoot

First Witness Signature:

Agnes Lightfoot

First Witness Printed Name:

Bob Duda

Second Witness Signature:

Latanya Hutchinson

Second Witness Printed Name:

STATE OF FLORIDA

COUNTY OF ~~BREVARD~~ ^{FL} Flagler

The foregoing instrument was acknowledged before me this **September 21, 2023** (date), by means of ☒ physical presence or ☐ online notarization, by **Albert W. Hines, Sr and Linda L. Hines, husband and wife**, who is ☐ personally known to me or ☒ produced Drivers License as identification.



Notary Public:

Printed Name:

Latanya Hutchinson
Duval County,

My Commission Expires: 5/02/2027