

Prepared By and Return To:
SeaGate Homes, LLC
April Cote
185 Cypress Point Parkway, Ste., 7
Palm Coast, Florida 32164

7277- Oliveira – 19 Wood Clift Ln, 07-11-31-7027-00470-0050; 7278, SPEC – 21 Wood Clift Ln, 07-11-31-7027-00470-0060; 5658 – Herbst – 13 Katrina Pl, 07-11-31-7065-00370-0110; 6988, SPEC – 15 Sea Serpent Trl E, 07-11-31-7059-00140-0070; 7490, SPEC – 59 Renshaw Dr, 07-11-31-7033-00410-0190; 6929, SPEC – 29 Sederholm Path , 07-11-31-7058-00460-0350; 6545, SPEC – 11 Philmont Ln, 07-11-31-7028-00040-0050; 6545, SPEC – 32 Prince Anthony Ln, 07-11-31-7024-00120-0330
6546

WARRANTY DEED

THIS WARRANTY DEED is made this 16th day of December, 2023 by SG Flagler Holdings, LLC, a limited liability company duly created and existing under the laws of the State of Florida, whose address is 185 Cypress Point Parkway, Suite 7, Palm Coast, Florida 32164; hereinafter referred to as "Grantor", in favor of SEAGATE HOMES, LLC, a limited liability company duly created and existing under the laws of the State of Florida, whose address is 185 Cypress Point Parkway, Suite 7, Palm Coast, Florida 32164, herein referred to as the "Grantee".

(Wherever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in the County of Flagler, State of Florida, to-wit:

Lots 5 and 6, Block 47, Palm Coast, Map of Wynnfield, Section 27, according to the plat thereof, as recorded in Map Book 9, Page(s) 36 through 50, inclusive, of the Public Records of Flagler County, Florida.

Lot 11, Block 37, Palm Coast, Map of Kankakee Run, Section 65, according to the plat thereof, as recorded in Map Book 17, Page 63, of the Public Records of Flagler County, Florida.

Lot 7, Block 14, Palm Coast, Map of Seminole Park, Section 59, according to the plat thereof, as recorded in Map Book 19, Page 45, of the Public Records of Flagler County, Florida.

Lot 19, Block 41, Palm Coast, Map of Royal Palms, Section 33, according to the plat thereof, as recorded in Map Book 10, Page 76, of the Public Records of Flagler County, Florida.

Lot 35, Block 46, Palm Coast, Map of Seminole Park, Section 58, according to the map or plat thereof, as recorded in Map Book 19, Page 26 through 40, inclusive, of the Public Records of Flagler County, Florida.

Lot 5, Block 4, Palm Coast, Map of Pine Grove, Section 28, according to the map or plat thereof, as recorded in Map Book 9, Page 53, of the Public Records of Flagler County, Florida

Lot 33, Block 12, Palm Coast, Map of Pine Grove, Section 24, according to the map or plat thereof, as recorded in Map Book 8, Page 44, of the Public Records of Flagler County, Florida

Grantor warrants this VACANT Property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

THE GRANTOR hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good, right and lawful authority to sell and convey the Property; that the Grantor hereby full warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free and clear of all liens and encumbrances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF TWO WITNESSES:

Witness:
Print Name: April M. Cote

Witness:
Print Name: Amanda Leonard

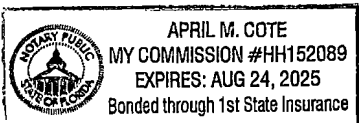
SG FLAGLER HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY
SEAGATE MANAGEMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY

By: Scott O'Leary, Authorized Agent for the Manager of SeaGate Mgmt, LLC

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization this 16th day of December, 2023, by Scott O'Leary, Authorized Agent for the Manager of Seagate Management, a Florida Limited Liability Company, on behalf of the company who is personally known to me.

{Notary Seal must be affixed}



Signature of Notary