

**Prepared By and Return To:**

Coast Title Insurance Agency, Inc.  
15 Cypress Branch Way, Suite 203  
Palm Coast, FL 32164  
*LORE AMANDA HAWKINS*

Order No.: 23-0506

Property Appraiser's Parcel I.D. (folio) Number:  
07-11-31-7002-00030-0080

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this November 30, 2023 by H & W Property Holdings, LLC. a Florida Limited Liability Company existing under the laws of Florida, and having its principal place of business at 1890 LPGA Blvd. Ste 230, Daytona Beach, FL 32117 (the "Grantor"), and 821 East 66th Street, LLC., a Georgia limited liability company whose post office address is 28 W. Broughton St, Savannah, GA 31401, (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00) and other valuable consideration, 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, viz:

Lot 8, Block 3, of PALM COAST, MAP OF FLORIDA PARK, SECTION 2, according to the plat thereof, as recorded in Map Book 6, Page 2, of the Public Records of Flagler County, Florida and as amended by instrument recorded in Official Records Book 35, Page 528, of the Public Records of Flagler County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes for 2023.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in presence of:

Lori Amanda Hawkins

Witness Signature

Lori Amanda Hawkins

Printed Name of First Witness

15 Cypress Branch Way, # 203  
Palm Coast, FL 32164

Address of First Witness

Becky Perrot

Witness Signature

Becky Perrot

Printed Name of Second Witness

15 Cypress Branch Way, # 203  
Palm Coast, FL 32164

Address of Second Witness

H & W Property Holdings, LLC. a Florida Limited Liability Company

BY: James W. Rust, III

James W. Rust, III, Manager

**Grantor Address:**

1890 LPGA Blvd. Ste 230  
Daytona Beach, FL 32117

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was executed and acknowledged before me this 30<sup>th</sup> day of November 2023, by means of ☒ Physical Presence or ☐ Online Notarization, by H & W Property Holdings, LLC. a Florida Limited Liability Company, by James W. Rust, III, Manager, who is        personally known to me or who has produced Driver License as identification.

SEAL

Lori Amanda Hawkins

Notary Public

