

Instrument Prepared By and Return to:

Devin Williamson
MADD Assets, LLC
1210 SW 2nd Ave.
Okeechobee, FL 34974

Parcel ID: 21-10-28-2775-00050-0443

Address: TBD Allison Ave, Hastings, FL 32145

SPECIAL WARRANTY DEED

This Special Warranty Deed is made on January 23, 2024, between **MADD Assets, LLC, a Florida limited liability company**, with an address of **1210 SW 2nd Ave, Okeechobee, FL 34974** (the "Grantor") and **Larry Michael Davis and Amber Marie Wilson, a married couple**, with an address of **1246 Robbin Dr, Port Orange, FL 32129**. (the "Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of **Ten Dollars (\$10.00)**, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, and sells unto Grantee, and all of Grantee's heirs and assigns forever, the real property located in Flagler County, Florida, described as follows (the "Property"):

See Attached Exhibit "A"

****THE ABOVE DESCRIBED PROPERTY IS VACANT, UNIMPROVED LAND AND NOT THE HOMESTEAD OF THE GRANTOR.****

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or I anyway appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantee and Grantee's successors and assigns, forever.

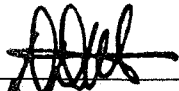
This conveyance is subject to the following:

1. Any liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee;
2. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
3. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
4. All other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property;
5. Taxes and assessments for the current year and all subsequent years, which Grantee agrees to pay; and
6. Zoning and other governmental regulations.

And the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons when the claim is by, though, or under Grantor, but not otherwise, except as to reservations and exceptions described herein.

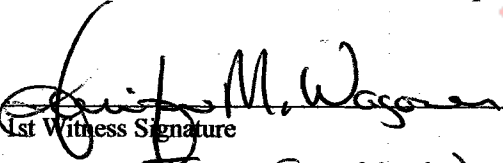
In Witness Whereof, the grantors(s) has hereunto set their hands(s) and seal(s) the day and year first above written.

Madd Assets, LLC a Florida Limited Liability Company



By: Devin Williamson, Manager

Signed, sealed and delivered in our presence:


1st Witness Signature

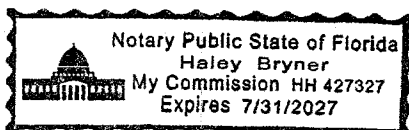
Print Name: Jennifer M. Wagener
Address: 1210 SW 2nd Ave
Okeechobee, FL 34974

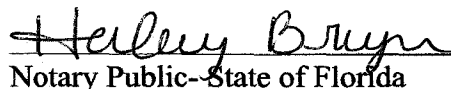

2nd Witness Signature

Print Name: Elizabeth Soriano-Rios
Address: 1210 SW 2nd Ave
Okeechobee, FL 34974

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me on January 24, 2024, by Devin Williamson, as Manager of MADD Assets, LLC, a Florida limited liability company. He/ She (☒) is personally known to me or () has produced _____ as identification.




Notary Public--State of Florida

(Print or Stamp Name, Commission # and Expiration below)

Exhibit A

THAT PORTION OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 28 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE RUN N89°-59'-54"W, ALONG THE NORTH LINE OF SAID SECTION 21, 1114.03 FEET; THENCE RUN DUE SOUTH, 194.82 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE DUE SOUTH, 165.00 FEET; THENCE RUN DUE WEST, 330.00 FEET; THENCE RUN DUE NORTH, 165.00 FEET; THENCE RUN DUE EAST, 330.00 FEET TO THE POINT OF BEGINNING, LESS THE WEST 30 FEET FOR ROAD, UTILITY AND DRAINAGE PURPOSES. ALSO DESCRIBED AS TRACT 443 OF UNIT V OF THE UNRECORDED PLAT OF FLAGLER ESTATES.

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