

Prepared by and return to:

Paul Feldman
Esquire
Paul Feldman, P.A.
2750 NE 185th Street # 203
Aventura, FL 33180
305-931-0433
File Number: 24-161
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3 day of April, 2024 between JM Properties X, LLC, a Florida limited liability company whose post office address is 50 Leanni Way, Suite E2, Palm Coast, FL 32137, grantor, and Paul Feldman, Esq., as Trustee of 7 Zenith Court Trust whose post office address is c/o Law Office of Paul Feldman, P.A, 2750 NE 185th Street, Suite 203, Aventura, FL 33180, grantee:

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Flagler County, Florida to-wit:

LOT 11 OF BLOCK 37, OF PALM COAST, MAP OF ZEBULAH'S TRAIL, SECTION 63, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 18, AT PAGE 30, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (FOR SECTIONS 1 THROUGH 16 INCLUSIVE, THE AFOREMENTIONED LEGAL DESCRIPTION INCLUDES THE FOLLOWING LANGUAGE: AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, AT PAGE 528 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Parcel Identification Number: 0711317063003700110

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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.

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 December 31, 2023.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

JM PROPERTIES X, LLC, a Florida limited liability company

By: Joseph Young
Joseph Young, Manager Member

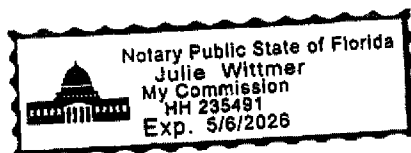
Julie Wittmer
Witness Name: Julie Wittmer
Witness Address: 50 Leanni Way, E2
Palm Coast, FL 32137

Chelsea Medina
Witness Name: Chelsea Medina
Witness Address: 50 Leanni Way, E2
Palm Coast, FL 32137

State of Florida
County of Flagler

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 3 day of April, 2024 by Joseph Young, Manager Member of JM PROPERTIES X, LLC, a Florida limited liability company, on behalf of the company, who [] is personally known to me or [X] has produced Drivers License as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____

COMPANY RESOLUTION AND CERTIFICATE OF COMPANY AUTHORITY

THE UNDERSIGNED, being the Manager Members of **JM Properties X, LLC, a Florida limited liability company**, (the Company) hereby consent(s) to the adoption of the following resolutions:

1. RESOLVED, that the Company is authorized and directed to convey the following legally described property to Paul Feldman, Esq., as Trustee of 7 Zenith Court Trust:

LOT 11 OF BLOCK 37, OF PALM COAST, MAP OF ZEBULAH'S TRAIL, SECTION 63, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 18, AT PAGE 30, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (FOR SECTIONS 1 THROUGH 16 INCLUSIVE, THE AFOREMENTIONED LEGAL DESCRIPTION INCLUDES THE FOLLOWING LANGUAGE: AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, AT PAGE 528 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

a/k/a 7 Zenith Court, Palm Coast, FL 32164

2. RESOLVED, that JOSEPH YOUNG, as Manager Member of the Company is authorized and empowered to perform such acts and deeds and to execute and deliver such documents and instruments (including, without limitation, Settlement Statements, Affidavits, Deeds) as may be necessary or appropriate to effectuate the conveyance contemplated in the foregoing paragraph and to carry out the foregoing resolutions;
3. RESOLVED, that all of JOSEPH YOUNG'S actions as Manager Member of the Company to consummate the conveyance, shall be binding on the Company without any additional consent of the Members;
4. RESOLVED, that the Company is currently in existence and the Company has not been dissolved, has been in full force and effect during the entire time the Company has held title to the real property and is not one of a family or group of entities;
5. RESOLVED, no dissolution, bankruptcy or insolvency proceedings with respect to the company and Members have been filed, no creditors have acquired or are attempting to acquire control of the Company by executing on or attaching or seizing the Member's interest in the Company;
6. RESOLVED, that all of the foregoing resolutions are in conformity with the Articles of Organization affixed thereto for the Company and the Company's Operating Agreement.

IN WITNESS WHEREOF, the undersigned as Manager Members of the Company have hereunto set their hands and affixed the Company seal this ~~April~~ ^{May} 3, 2024.

[This section has been intentionally left blank, signature/notary page to follow]

JM PROPERTIES X, LLC, a Florida limited
liability company

By: 

Michael Marino Hansen, Manager Member

By: 

Joseph Young, Manager Member

Unofficial Copy