

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

6811, SPEC – 14 Point Pleasant Dr, 07-11-31-7028-00770-0010; 6240, SPEC – 3 Ryland Pl, 07-11-31-7029-00240-0090; 6540, SPEC – 24 Rivera Ln, 07-11-31-7031-00540-0360; 6921, SPEC – 30 Raeland Ln, 07-11-31-7030-00070-0150; 5866, SPEC – 10 Russkin Ln, 07-11-31-7032-00390-0130; 6632, SPEC – 158 Palmwood Dr, 07-11-31-7025-00770-0150; 6909, SPEC – 20 Peppercorn Ln, 07-11-31-7025-00310-0020

WARRANTY DEED

THIS WARRANTY DEED is made this 1st day of July, 2024 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:

Lot 1, of Block 77, Palm Coast, Map of Pine Grove, Section 28, according to the plat thereof, as recorded in Map Book 9, Page 51 through 66, inclusive, of the Public Records of Flagler County, Florida.

Lot 9, of Block 24, Palm Coast, Map of Royal Palms, Section 29, according to the plat thereof, as recorded in Map Book 10, Page 21, of the Public Records of Flagler County, Florida.

Lot 36, of Block 54, Palm Coast, Map of Royal Palms, Section 31, according to the plat thereof, as recorded in Map Book 10, Page 43 through 53, inclusive, of the Public Records of Flagler County, Florida.

Lot 15, of Block 7, Palm Coast, Map of Royal Palms, Section 30, according to the plat thereof, as recorded in Map Book 10, Page 32, of the Public Records of Flagler County, Florida.

Lot 13, of Block 39, Palm Coast, Map of Royal Palms, Section 32, according to the map or plat thereof, as recorded in Map Book 10, Page 59, of the Public Records of Flagler County, Florida.

Lot 15, of Block 77, Palm Coast, Map of Pine Grove, Section 25, according to the map or plat thereof, as recorded in Map Book 9, Page 18, of the Public Records of Flagler County, Florida

Lot 2, of Block 31, Palm Coast, Map of Pine Grove, Section 25, according to the map or plat thereof, as recorded in Map Book 9, Page 9, 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:  
[Signature]  
Print Name: April M. Cote  
Witness Address: 185 Cypress Pt Pkwy Suite #7  
Palm Coast, FL 32164

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

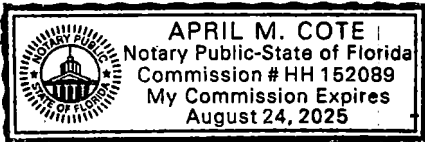
Witness:  
[Signature]  
Print Name: Mary C. Grisdale  
Witness Address: 185 Cypress Pt Pkwy Suite #7  
Palm Coast, FL 32164

By: [Signature]  
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 1st day of July, 2024, 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