

Prepared by and Return To:
Melanie Nissen
Florida Closing Company, LLC
731 A1A Beach Blvd
Saint Augustine, FL 32080

Order No.: 21-23-0249

For Documentary Stamp Tax purposes the
consideration is \$480,000.00

Doc Stamp: \$3,360.00

APN/Parcel ID(s): 3811310920000000921

WARRANTY DEED

THIS WARRANTY DEED dated May 3, 2023, by JK Investments, LLC, a New Jersey Limited Liability Company and Andy Silverman aka Andrew Silverman and Maria Ekstrom, husband and wife, hereinafter called the grantor, to Scott Allen Snedecor and Cathryn F. Snedecor, husband and wife, whose post office address is 6377 Lakeview Dr, Buford, GA 30518, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Flagler, State of Florida, to wit:

Unit 921, Building 9, of Canopy Walk Phase 9, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1019, Page(s) 189, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Flagler County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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; 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, 2022.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered-in the presence of:

Anthea Green
Witness Signature

Anthea Green
Print Name

Kevin Green
Witness Signature

Kevin Green
Print Name

JK Investments, LLC, a New Jersey Limited Liability Company

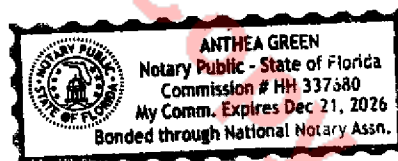
BY: [Signature]
Jerald Kretchman
Sole Member/Manager

Address: 55 Riverview Bend S, Suite 2016
Palm Coast, FL 32137

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 May, 2023, by Jerald Kretchman to me known to be the person(s) described in or who has/have produced Florida Driver License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Anthea Green
NOTARY PUBLIC Anthea Green
My Commission Expires: 12-21-2026



WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Adrienne Swift.
Print Name

[Signature]
Witness Signature

Hailey Molinaro
Print Name

[Signature]
Andy Silverman

[Signature]
Maria Ekstrom

AKA Andrew
Silverman
GSS

Address: 55 Riverview Bend S, Suite 2016
Palm Coast, FL 32137

Province
State of Ontario
County of Canada
Counra

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of April, 2023 by Maria Ekstrom & Andrew Silverman, to me known to be the person(s) described in or who has/have produced Driver's licence as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires: N/A

[SEAL]

Stephanie Molinaro, Solicitor & Notary Public
Stroud Cohen Law Office
1154 Kingston Road, Unit 2
Pickering, ON L1V 1B4
905-837-1353