

DocuSign Envelope ID: 96A80185-A1D1-42C3-9076-A58445C64EDF

Prepared By:
Olde Florida Title, LLC
2561 Moody Blvd., Suite A-213, PO BOX 813
Flagler Beach, FL 32136

Return To:
ALT HOMES LLC
PO Box 789
Bunnell, FL 32110

Order No.: FN210432

Property Appraiser's Parcel i.D. (folio) Number:
11-12-31-0650-000D0-0050

WARRANTY DEED

THIS WARRANTY DEED dated November 2nd, 2021, by NuView Ira Inc., FBO Terri L. Speaks Ira, whose post office address is 280 Ronald Reagan Blvd, Suite 200, Longwood, Florida 32750 (the "Grantor"), to ALT HOMES LLC, a Florida Limited Liability Company whose post office address is PO Box 789, Bunnell, Florida, 32110 (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 that certain land situated in County of Flagler, State of Florida, viz:

PARCEL 1:

A parcel of land lying South of State Road 100 within Government Section 11, Township 12 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

A POINT OF BEGINNING being the Northwest Corner of the South Half (1/2) of Tract 4, Block D, according to the Plat Bunnell Development Company, recorded in Map Book 1, Page 1, of the Public Records of Flagler County, Florida, said Northwest Corner being the northwest corner of Hillcrest Unrecorded Subdivision; thence South 01°20'27" East along the West line of Tract 4, Block D, a distance of 320.00 feet; thence departing Tract 4, Block D, South 88°39'33" West a distance of 331.10 feet; thence North 01°20'27" West a distance of 64.70 feet to a point on the boundary of lands recorded in Official Records Book 244, Page 578 through 578; thence North 05°21'24" West a distance of 267.28 feet; thence South 89°29'02" East along the south line of said lands recorded in Official Records Book 244, Pages 576 through 578, a distance of 350.00 feet to the POINT OF BEGINNING.

PARCEL 2

A parcel of land lying South of State Road 100 within Government Section 11, Township 12 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

A POINT OF REFERENCE being the Northwest corner of the South Half (1/2) of Tract 4, Block D, according to the Plat Bunnell Development Company, recorded in Map Book 1, Page 1, of the Public Records of Flagler County, Florida, said Northwest Corner being the northwest corner of Hillcrest Unrecorded Subdivision; thence South 01°20'27" East along the West line of Tract 4, Block D, a distance of 320.00 feet to the POINT OF BEGINNING of this description; thence continue South 01°20'27" East a distance of 80.00 feet; thence departing Tract 4, Block D, South 88°39'33" West a distance of 391.10 feet; thence North 01°20'27" West a distance of 126.66 feet to a point on the boundary of lands recorded in Official Records Book 244, Page 576 through 578; thence South 89°29'02" East along the south boundary line of said lands recorded in Official Records Book 244, Pages 576 through 578, a distance of 60.03 feet; thence departing said boundary South 01°20'27" East, a distance of 64.70 feet; thence North 88°39'33" east a distance of 331.10 feet to the POINT OF BEGINNING.

DS


TS

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Excepting herefrom any road right of way as now established

Grantor Warrants That Property Does Not Constitute Their Homestead Property

Subject to easements, restrictions, 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: 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

NuView Ira Inc., FBO Terri L Speaks Ira

BY: [Signature]
Its: Authorized Representative

Grantor Address:
280 Ronald Reagan Blvd, Suite 200
Longwood, FL 32750

[Signature]
Witness Signature

Megan Brown
Printed Name of First Witness

[Signature]
Witness Signature

Vicente Antoniosi
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF Seminole

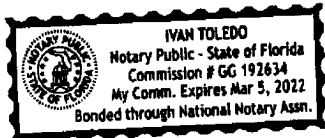
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, 2nd of November, 2021, by Jason De Bond as Authorized Representative of NuView Ira Inc., FBO Terri L Speaks Ira who is personally known to me or who has produced _____ as identification.

Witness my hand and official seal, this the 2nd of November, 2021.

[Signature]
Notary Public:

My Commission Expires: 3/5/22

(SEAL) [Signature]



De [Signature]