

PREPARED BY:

Michael D. Chiumento III, Esq.
Chiumento Law, PLLC
145 City Place, Suite 301
Palm Coast, FL 32164
Attn: Caroline McNeil

RETURN TO:

City of Flagler Beach
P.O. Box 70
Flagler Beach, FL 32136

Property Appraiser Parcel ID No.
13-12-31-7201-00000-1A0A
38-12-31-7220-00000-2A0B

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B- 4.014(2)(b). Minimum documentary stamp tax of \$0.70 is being paid herein.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this ____ day of May, 2024 by **GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT**, a community development district authorize and created pursuant to Chapter 190, Florida Statutes, (hereinafter called the "Grantor"), whose mailing address is 219 East Livingston Street, Orlando, FL 32801 to **CITY OF FLAGLER BEACH, FLORIDA, a municipal corporation existing under the laws of the State of Florida** (hereinafter called the "Grantee"), whose mailing address is P.O. Box 70, Flagler Beach, FL 32136.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each corporation or entity. The singular shall be deemed to include the plural and vice versa, where the context so permits.

WITNESSETH, that 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 of that certain land situated in Flagler County, Florida, to-wit:

Parcel 1A-A, VERANDA BAY PHASE 1A, according to plat or map thereof, as recorded in Plat Book 40, Pages 59 through 64, Public Records of Flagler County, Florida;

AND

Parcel 2A-B, VERANDA BAY PHASE 2A, according to plat or map thereof, as recorded in Plat Book 40, Pages 65 through 70, Public Records of Flagler County, Florida;

(collectively the "Property").

TOGETHER with all rights, privileges, easements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Property.

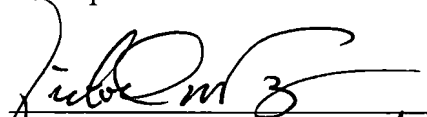
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that 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; and hereby warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by, through or under said Grantor, but against none other.

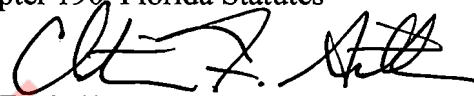
SUBJECT TO taxes for the year of recording, covenants, restrictions, easements, reservations and limitations of record, if any.

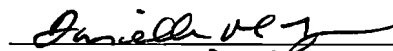
IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Signed, Sealed and Delivered
in the presence of:


Print Name: Victoria A. Taylor
Witness Address: 1 Hammock Bch Pkwy
Palm Coast FL 32137

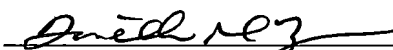
**GARDENS AT HAMMOCK BEACH
COMMUNITY DEVELOPMENT
DISTRICT**, a community development
district authorized and created pursuant to
Chapter 190, Florida Statutes

By: 
Clint Smith, Chairman


Print Name: Danielle M. Ferguson
Witness Address: 1 Hammock Beach Pkwy
Palm Coast FL 32137

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by (☒) physical presence or (☐) online notarization this 21 day of May, 2024 by **CLINT SMITH**, as Chairman of **GARDENS AT HAMMOCK BEACH COMMUNITY DEVELOPMENT DISTRICT**, a community development district authorized and created pursuant to Chapter 190, Florida Statutes, who (☒) is personally known to me or (☐) has produced _____ as identification.


Notary Public, State of Florida

