

THIS INSTRUMENT PREPARED BY:
Covenant Closing & Title Services
4879 Palm Coast Parkway NW, Suite 4
Palm Coast, FL 32137

Incident to the fulfillment of conditions contained
in title insurance commitment issued by it.

Tax ID #: 20-12-31-2950-00000-0040
File No: 17-100135

WARRANTY DEED

(Limited Liability Company)

This Warranty Deed made this 4th day of January, 2018 by **JTL Grand Landings Development LLC, a Texas Limited Liability Company**, and having its place of business at 16475 Dallas Parkway Suite 155, Addison, TX 75001 hereinafter called the grantor,

to **Flagler County- Palm Coast HomeBuilders Association Inc., a Florida Corporation**, whose post office address is: 4863 Palm Coast Parkway NW Unit 1, Palm Coast, FL 32137, hereinafter called the grantee,

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of company.)

WITNESSETH: That said grantor, for and in consideration of the sum of **\$25,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Flagler County, Florida**, viz:

Lot 4, Grand Landings Phase 1, a subdivision according to map or plat thereof as recorded in Plat Book 36, Pages 37 through 47, inclusive, of the Public Records of Flagler County, Florida.

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 **2017**, reservations, restrictions and easements of record, if any.

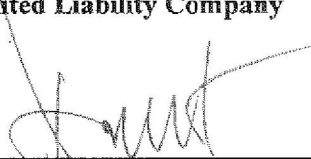
In Witness Whereof, the Grantor has caused these presents to be executed, the day and year first above written.

Signed, sealed and delivered in our presence:


Witness #1 Sign

Dominic Schuler
Witness #1 Print

JTL Grand Landings Development LLC, a Texas
Limited Liability Company


By: David M. West, Manager


Witness #2 Sign

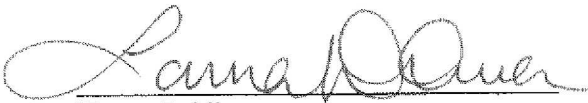
Laura D Owen
Witness #2 Print

TWO SEPARATE WITNESSES REQUIRED

State of Texas
County of Dallas

The foregoing instrument was acknowledged before me this 4th day of January, ²⁰¹⁸~~2017~~ by David M. West as Manager of JTL Grand Landings Development LLC, a Texas Limited Liability Company, on behalf of the company, who is personally known to me or who provided a driver's license as identification.

(Notary Seal)


Notary Public

My Commission Expires: _____

