

PREPARED BY AND RETURN TO:  
MICHAEL D. CHIUMENTO III, Esquire  
**CHIUMENTO LAW, PLLC**  
145 City Place, Suite 301  
Palm Coast, Florida 32164  
Attn: Caroline McNeil

Property Appraisers Parcel  
Identification Numbers  
37-10-31-1550-00000-0111:

**PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION**

**“NOTE TO RECORDING CLERK:**

**This deed conveys unencumbered property for nominal consideration from the Grantor to Grantee, its sole owners/members and is, therefore, exempt from Florida documentary stamp taxes pursuant to Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So2d 913 (Fla. 2005)”**

**WARRANTY DEED**

**THIS INDENTURE**, Made this 5 day of November, 2021, **T. KAUR HUNJAN**, whose post office address is c/o 14232 Carrs Landing Road, Lake Country, British Columbia, Canada V4V1A7, hereinafter called the Grantor, to **HUNJAN, LLC, a Florida limited liability company**, whose post office address is 145 City Place, Suite 301, Palm Coast, FL 32164, hereinafter called the Grantee:

**WITNESSETH**, That said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in FLAGLER County, Florida, to-wit:

See attached Exhibit “A”

Grantor warrants that at the time of this conveyance this was not his homestead property.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

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


SUBJECT TO taxes for the year 2021 and subsequent years; Assessments or Owner Association, Covenants, Restrictions, Easements, Reservations and Limitations of Record, if any.


AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that 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, 2021.

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

Signed, sealed and delivered in the presence of:

  
Witness Name: Curtis L.C. Darmohray

  
Witness Name: Megan Quigley

  
Linda Fay Sjoman, as attorney-in-fact for  
T. Kaur Hunjan, Grantor

Province of British Columbia, Canada  
City of Kelowna

The foregoing instrument was acknowledged before me by  means of physical presence or  online notarization this 5 day of November, 2021 by Linda Fay Sjoman, as attorney-in-fact for T. Kaur Hunjan. She  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

Notary Public



Printed Name: CURTIS L. DARMOHRAY  
Barrister, Solicitor & Notary Public  
Pushor Mitchell LLP  
My Commission #301 - 1665 Ellis Street  
Expires: N/A Kelowna, British Columbia, Canada, V1Y 2B3  
Phone: (250) 869-1125

Unofficial Document

**EXHIBIT "A"**

**Parcel 1:**

**The North One-Half of the following described parcel:**

**The North 150 feet of Lot 26, of Resubdivision of Tracts 13-20 and 26, DuPont Estates Subdivision, recorded in Plat Book 3, Page 17, Flagler County, Florida, as shown on plat of said Resubdivision recorded in Plat Book 3, Page 28, Public records of Flagler County, Florida, excepting from the above described property 10 feet on the West side deed to the State of Florida for highway purposes.**

**Parcel 2:**

**The North One-Half of the following described parcel:**

**Being a part of Lots 13 and 26 of the DuPont Estates Subdivision according to plat recorded in Plat Book 3 at Page 17 of the Public records of Flagler County, Florida, and more particularly described as follows:**

**Beginning at the Northeasterly corner of the said Lot 13 as a point of reference and running thence South 20° 28' 30" East, along the Westerly boundary of the 80 foot right-of-way of State Road No. 140, a distance of 927.60 feet to the point of beginning of this description; thence South 69° 31' 30" West, and parallel to the Northerly boundary of the said Lot 13, a distance of 2591.49 feet, to an intersection with the Easterly boundary of the 500 foot right-of-way of the Florida Intracoastal Waterway; thence South 1° 12' 13" East, along the said right-of-way boundary, a distance of 327.55 feet; thence North 69° 31' 30" East, a distance of 2699.59 feet, to an intersection with the Westerly boundary of State Road No. 140; thence North 20° 28' 30" West along the said right-of-way boundary, a distance of 309.20 feet, to the point of beginning of this description.**