

THIS INSTRUMENT PREPARED BY AND RETURN TO:

PROFESSIONAL CLOSING, INC.
25 OLD KINGS ROAD NORTH, STE 4A
PALM COAST, FL 32137
Our File No.: **F2212433**

Property Appraisers Parcel Identification (Folio) Number: **10-12-30-0850-00640-0010 and 10-12-30-0850-00640-0000**
The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$1,500,000.00**. Florida Documentary Stamps in the amount of **\$10,500.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 30th day of **September, 2021** by **BUNNELL BUSINESS CENTER, LLC**, whose mailing address is **P.O. BOX 1574, BUNNELL, FL 32110**, herein called the Grantor, to **TRAILCO GROUP, INC.** whose mailing address is **8601 EAST CHURCH STREET, HASTINGS, FL 32145**, 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 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in FLAGLER County, State of Florida, viz.:

PARCEL 1:

LOTS 1 AND 2, THE SOUTHEASTERLY 49.17 FEET OF LOT 3, THE SOUTHWESTERLY 1.01 FEET OF THE SOUTHEASTERLY 49.17 FEET OF LOT 10, SOUTHWESTERLY 1.01 FEET OF LOTS 11 AND 12, TOGETHER WITH SOUTHEASTERLY 134.17 FEET OF VACATED ALLEY, ALL IN BLOCK 64, TOWN OF BUNNELL, PER PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LESS AND EXCEPT MOODY BOULEVARD RIGHT-OF-WAY.

PARCEL NO. 10-12-30-0850-00640-0010

MORE COMMONLY KNOWN AS 602 E MOODY BLVD BUNNELL, FL 32110

PARCEL 2:

LOTS 4, 5, 6, 7, 8, 9; THE EASTERLY 98.99 FEET OF LOTS 11 AND 12; THE EASTERLY 98.99 FEET OF THE SOUTHERLY 49.17 FEET OF LOT 10; THE NORTHERLY .83 FEET OF LOTS 3 AND 10; AND THE NORTHERLY 150.83 FEET OF VACATED ALLEY, ALL IN BLOCK 64, TOWN OF BUNNELL, PER PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LESS AND EXCEPT MOODY BOULEVARD RIGHT-OF-WAY.

PARCEL NO. 10-12-30-0850-00640-0000

MORE COMMONLY KNOWN AS 604 AND 608 E MOODY BLVD BUNNELL, FL 32110

SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.