

This instrument prepared by:
Name: an employee of
Flagler County Abstract Company
306 E. Moody Blvd
Bunnell, Florida 32110
FILE NO. C23506
Property Appraisers Parcel Identification Number(s):
05-13-31-3600-00020-0080; 05-13-31-0650-000B0-0020;
05-13-31-3600-00020-0030; 05-13-31-3600-00020-0060;
05-13-31-3600-00010-0010
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 31st day of December, 2020 by
Fok Kim Tam, a single man (as to Parcels 1, 2, and 3) and Jim Benninghove (as to Parcels 4 and 5)
whose street address is %Ngan Choi Tam; 55 Polk St., Apt. 107, San Francisco, California 94102
hereinafter called the grantor*, to

Roy Hinman
whose street address is 100 Arricola Ave., St. Augustine, FL 32080,
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 NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the grantee and grantee's heirs forever the following described land situate in County of Flagler, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with the 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, and hereby 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 31ST, 2020. FURTHER SUBJECT TO Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions and Easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness 1 Signature TAM FOK TAM
Printed or Typed Name
Witness 2 Signature TAM FOK TENG
Printed or Typed Name

Fok Kim Tam by Ngan Choi Tam, his Attorney-in-Fact
Fok Kim Tam BY Ngan Choi Tam, his Attorney-in-Fact

*SEE ATTACHED PAGE FOR SIGNATURE AND NOTARY
Jim Benninghove

COUNTRY/STATE OF _____
COUNTY/CITY/PARRISH OF _____

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization this _____ day of December, 2020, by Ngan Choi Tam, as Attorney in Fact for Fok Kim Tam, a single man who is personally known to me or who produced _____ as identification and who did/did not take an oath.

Notary Public
My Commission Expires: _____

[seal] SEAL AND EXPIRATION DATE

CERTIFICATE OF ACKNOWLEDGMENT OF EXECUTION OF AN INSTRUMENT

People's Republic of China

(Country)

Guangdong Province

(County and/or Other Political Division)

Guangzhou

(County and/or Other Political Division)

} SS:

Consulate General of the United States of America

(Name of Foreign Service Office)

Carlsky Belizaire

Vice Consul

I, _____

of the United States of America at Consulate General of the United States, Guangzhou, China

duly commissioned and qualified, do hereby certify that on this day of 12-28-2020, before me personally appeared
Date (mm-dd-yyyy)

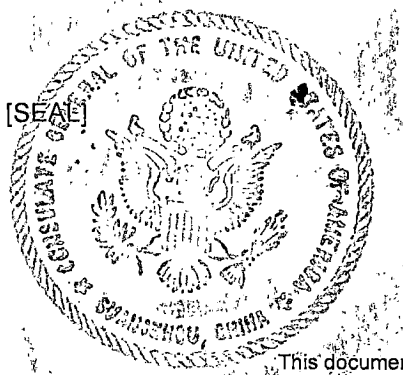
Ngan Choi Tam

to me personally known, and known to me to be the individual-described in, whose name _____ is _____ subscribed to,

and who executed the annexed instrument, and being informed by me of the contents of said instrument _____ she

duly acknowledged to me that _____ she _____ executed the same freely and voluntarily for the uses and purposes.

therein mentioned.



In witness whereof I have hereunto set my hand and official seal the day and year last above written.

Carlsky Belizaire

Carlsky Belizaire _____ of the United States of America.

Vice Consul

PRESIDENTIAL COMMISSIONS

DO NOT EXPIRE

This document consists of _____ pages, including the Acknowledgement certificate.

NOTE: Wherever practicable all signatures to a document should be included in one certificate.

"Description of Property"
FCAC File C23506

SCHEDULE A
"Description of Property"

Parcel 1

Lots 1, 2, and 3, Korcyl's Subdivision, a subdivision according to the plat or map thereof described in Map Book 3, at Page 23, of the Public Records of Flagler County, Florida.

Parcel 2

Lots 8, 9, 10 and 11, Block 2, Korona Heights Subdivision, a subdivision according to the plat or map thereof described in Plat Book 3, at Pages 15 and 16, of the Public Records of Flagler County, Florida.

Parcel 3

Lots 1 through 9, inclusive, Block 1, Korona Heights Subdivision, a subdivision according to the plat or map thereof described in Plat Book 3, at Page 16, of the Public Records of Flagler County, Florida, except that portion of right-of-way taken for U.S. Highway #1.

Parcel 4

Lots 1 through 5, Block 2, Korona Heights Subdivision, a subdivision according to the plat or map thereof described in Plat Book 3, at Pages 15 and 16, of the Public Records of Flagler County, Florida.

Parcel 5

Lots 6 and 7, Block 2, Korona Heights Subdivision, a subdivision according to the plat or map thereof described in Plat Book 3, at Pages 15 and 16, of the Public Records of Flagler County, Florida.

Excepting from the above described parcels, any part in any road right of way as now established.