

Prepared By and Return To:

Al Hadeed, Attorney at Law  
1769 East Moody Boulevard  
Bunnell, Florida 32110  
Property Appraisal Id No.

Parcel Identification No.: 07-11-31-5055-00000-0020

\$1,125,000.00

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**WARRANTY DEED**

**THIS WARRANTY DEED** made this 29th day of March 2019 between DARNELL GROUP, INC., a Florida corporation, whose address is 9 Marina Point Place, Palm Coast, Florida 32137 (the "Grantor") and to FLAGLER COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 1769 East Moody Boulevard #2, Bunnell, Florida 32110, in fee simple (hereafter referred to as "Grantee").

**Witnesseth**, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Flagler County, Florida (the "Property"), to-wit:

**SEE ATTACHED EXHIBIT "A"**

**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 the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and that the Property is free of all encumbrances.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered

**DARNELL GROUP, INC., A FLORIDA CORPORATION**

in the presence of:

**Witnesses:**

Lori Amanda Cohen

Print Name: Lori Amanda Cohen

[Signature]

Print Name: Tim TELFER

By: Andre'a McIntyre

Andre'a McIntyre, President

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was sworn to and subscribed before me this 29th day of March, 2019, by Andre'a McIntyre as President of the Darnell Group, Inc., a Florida Corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Lori Amanda Cohen

Print Name: Lori Amanda Cohen

Notary Public, State of Florida

Commission No. FF 232900

My Commission Expires June 19, 2019

Exhibit "A"

Lot 2, PARKWAY WEST BUSINESS PARK, according to the plat thereof, recorded in Plat Book 31, Page(s) 34 and 35, of the Public Records of FLAGLER County, Florida.

FCC RD