



Prepared by
Jennifer Wittorff, an employee of
First American Title Insurance Company
1540 International Pkwy, Suite 1020
Lake Mary, Florida 32746
(407)362-2105

Return to: Grantee

File No.: 12671-2664415

WARRANTY DEED

THIS INDENTURE, executed on **April 23, 2021**, between

EJTS HOLDING, LLC, a Florida limited liability company

whose mailing address is: P.O. Box 1263, Longwood, FL 23752,
hereinafter called the "grantor", and

Triumph Oaks of Ormond Beach I, LLC, a Florida limited liability company

whose mailing address is: 7765 Lake Worth Road #320, Lake Worth, FL 33467,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Volusia** County, **FL**, to-wit:

SAM SNEAD GOLF AND COUNTRY CLUB, A PART OF THE THOMAS FITCH GRANT, LYING WESTERLY OF THE FLORIDA EAST COAST RAILWAY, SECTION 39, TOWNSHIP 14 SOUTH, RANGE 32 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 61, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Parcel Identification Number: **3242-07-00-0010**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

EJTS HOLDING, LLC, a Florida limited liability company

By: [Signature]
Name: Edward Meixsell
Title: Managing Member

Signed, sealed and delivered in our presence:

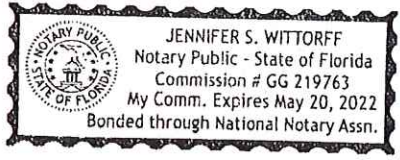
[Signature]
Witness Signature
Jennifer S. Wittorff
Print Name

[Signature]
Witness Signature
Sulisse Holm
Print Name

State of FLORIDA
County of SEMIWOLE

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 4/23/2021, by **Edward Meixsell, as Managing Member, on behalf of EJTS HOLDING, LLC, a Florida limited liability company**, existing under the laws of the State of Florida.

[Signature]
Notary Public
Jennifer S. Wittorff
(Printed Name)



My Commission expires: _____

{Notarial Seal}

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license