

Prepared by and return to:
Bradford B. Gornto, Esq.
Gornto & Gornto, P.A.
444 Seabreeze Blvd., Suite 200
Daytona Beach, FL 32118

WARRANTY DEED

This Warranty Deed, made the 25th day of February, 2010, by Ormond Central Marketplace, LLC, a Florida limited liability company, hereinafter called the grantor, to CST Holdings, LLC, a Florida limited liability company, whose post office address is 1325 Oak Forest Drive, Ormond Beach, FL 32174, 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 \$10.00 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 Volusia County, Florida, as follows:

Parcel "A":

Lots 25, 26 and 27, EMMON'S SUBDIVISION, of record in Map Book 6, Page 100, of the Public Records of Volusia County, Florida.

Parcel "B":

The Westerly 840 feet more or less of Lot D, SUBDIVISION OF RIVER LOT 9, and that part of Lot D, RIVER LOT 9 1/2, lying Southerly of and adjoining Emmon's Subdivision, Ormond, according to the plat record thereof in Map Book 3, Page 124, of the Public Records of Volusia County, Florida, said part of Lots D herein described is intended to include all that part of said Lots D lying Westerly of the Westerly line of Lot 18, Emmon's Subdivision as shown in Map Book 6, at Page 100, extended Southerly to the Southerly line of Lot D, RIVER LOT 9 aforementioned and excepting any part of said Lots D within the right-of-way of U.S. Highway #1.

Parcel "C":

All of Lot E, and Lot D, except the East 100 feet thereof, ASSESSOR'S SUBDIVISION OF RIVER LOT 11 1/2, ORMOND, as per map in Map Book 3, Page 124, Public Records of Volusia County, Florida [less and except any part of said Lot E within the right-of-way of North Yonge Street, (U.S. Highway No. 1)].

Parcel "D":

Lots 1, 2, 3 and 4, Block 2, MAP OF MAYO SUBDIVISION OF RIVER LOT 6, ORMOND, of record in Map Book 2, Page 124, Public Records of Volusia County, Florida, excepting from said Lot 1 that portion thereof within Yonge Street (U.S. Highway #1).

LESS AND EXCEPT:

That portion of the Westerly 840 feet of Lot D of River Lot 9, and that portion of Lot D, River Lot 9 1/2 lying Southerly of and adjoining EMMON'S SUBDIVISION, ASSESSOR'S SUBDIVISION OF RIVER LOTS, ORMOND, of record in Map Book 3, Page 124, Public Records of Volusia County, Florida, and all of Lot 27 and a portion of Lot 26, EMMON'S SUBDIVISION, of record in Map Book 6, Page 100, Public Records of Volusia County, Florida, all being more particularly described as follows: Begin (Point of Beginning) at the Northwest corner of said Lot 27; thence the following courses and distances along the Easterly line of Yonge Street and/or U.S. Highway 1 as now monumented and established 11-20-08; thence South 24°37'40" East, 81.00 feet to the Southwest corner of said Lot 27; thence North 65°00'00" East along the Southerly line of said Lot 27, 8.00 feet to a point therein; thence South 24°37'40" East 108.72 feet; thence departing said Easterly line North 64°57'12" East through said Lot D, River Lot 9, 270.66 feet to a point therein; thence North 24°37'38" West through said Lot D of River Lot 9, and through a portion of said Lot D, River Lot 9 1/2, and through said Lot 26, 189.50 feet to a point in the Northerly line of said Lot 26, said point being also in the Southerly line of Dix Avenue, a platted 36 foot right of way; thence South 65°00'00" West along said Southerly line, 278.66 feet to the Point of Beginning.

Parcel I.D. #4215-14-10-0080

Said property is not the homestead of grantor under the laws and constitution of the State of Florida in that neither grantor or any members of the household of grantor reside thereon.

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

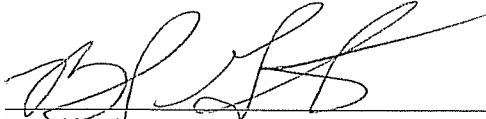
To have and to hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of 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 31, 2009, and restrictions and easements of record.

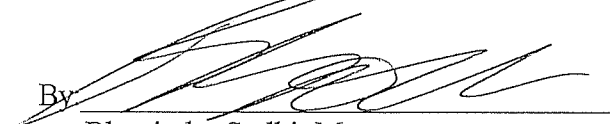
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:




Bradford B. Gornto

Ormond Central Marketplace, LLC

By 

Bhupinder Sodhi, Manager
Address: 1779 Earhart Court
Port Orange, FL 32128

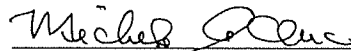


Michele LeClerc

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing Warranty Deed was acknowledged before me this 25th day of February, 2010, by Bhupinder Sodhi, as Manager of Ormond Central Marketplace, LLC, on behalf of the limited liability company, who produced a Florida driver's license as identification, and who did not take an oath.



Notary Public
State of Florida at Large
My Commission expires:



Prepared by and return to:

Trisha L. Dellinger
Vice President
Pyle & Dellinger, PL
1655 N. Clyde Morris Boulevard Suite 1
Daytona Beach, FL 32117
386-615-9007
File No: 9778-001

_____[Space Above This Line For Recording Data]_____

Warranty Deed

(STATUTORY FORM -- §689.02, F.S.)

This Indenture, made this 10th day of **June, 2019**

Between

Nina Berry

whose post office address is **20467 Crescent Pointe Place, Ashburn, VA 20147,**
Grantor*, and

CST Holdings LLC, a Florida limited liability company

whose post office address is **1325 Oak Forest Drive, Ormond Beach, FL 32174,**
Grantee*,

WITNESSETH, That Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever the following described land, situate, lying and being in **Volusia County** Florida, to-wit:

Lots 5, 6, 7 and 8, Block 2, Mayo Subdivision of River Lot No. 6 Ormond Fla., according to the map or plat thereof as recorded in Plat Book 2, Page 124 and re-filed in Plat Book 12, Page 51, Public Records of Volusia County, Florida.

Parcel Identification Number: 4215-06-02-0050

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of Grantor's homestead property.

SUBJECT TO taxes for the current year and subsequent years. SUBJECT TO easements, conditions and restrictions of record, if any, the mention of which herein shall not operate to reimpose same.

and Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Troy Michael Cochran
[Signature]
Witness Name: MARIA KAMEL

[Signature]
Nina Berry

State of Virginia
County of Loudoun


The foregoing instrument was acknowledged before me this 10 day of ^{Jun}~~May~~, 2019 by Nina Berry, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Maryam Kohi

My Commission Expires: Sep 30, 2020


MARYAM KOHI
NOTARY PUBLIC 7668082
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPTEMBER 30, 2020

Prepared by and return to:

Jeffrey P. Brock
Attorney at Law
Smith, Stout, Bigman & Brock, P.A.
444 Seabreeze Boulevard Suite 900
Daytona Beach, FL 32118

Parcel Identification No. 15-14-32-06-02-0090

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Warranty Deed

This Indenture made this 12th day of **August, 2015** between **Barbara Ball**, a married woman, whose address is P.O. Box 681270, **Robert E. Clark, Sr.**, a married man whose address is 144 Mammoth Street, #C, Red Bank, New Jersey 07701 and **Briget Davis, a/k/a Bridget Davis**, a married woman whose address is 282 Jefferson Street, Ormond Beach, FL 32174, grantors*, and **CST Holdings, LLC**, a Florida limited liability company whose post office address is 1325 Oak Forest Drive, Ormond Beach, FL 32174, grantee*,

Witnesseth that said grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantors in hand paid by said grantee, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said grantee, and grantees' heirs and assigns forever, the following described land, situate, lying and being in **Volusia County, Florida**, to-wit:

Lots 9, 10 and 11, Block 2, Map of Mayo Subdivision of River 6, Ormond, according to the map or plat thereof as recorded in Plat Book 2, Page 124, Public Records of Volusia County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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, 2014.

And said grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantors have hereunto set grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: SHARI KEEFE

[Signature]
Witness Name: SUSAN KATES

[Signature]
Witness Name: SHARI KEEFE

[Signature]
Witness Name: SUSAN KATES

[Signature]
Witness Name: SHARI KEEFE

[Signature]
Witness Name: SUSAN KATES

[Signature] (Seal)
Barbara Ball

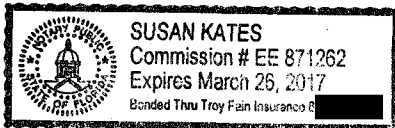
[Signature] (Seal)
Robert E. Clark, Sr. by
Barbara Ball, his attorney-in-fact

[Signature] (Seal)
Bridget Davis a/k/a Bridget Davis

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 12th day of August, 2015 by Barbara Ball, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: SUSAN KATES

My Commission Expires: 3-26-17

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 12th day of August, 2015 by Barbara Ball, as attorney-in-fact for Robert E. Clark, Sr. who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: SUSAN KATES

My Commission Expires: 3-26-17

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 12th day of August, 2015 by Briget Davis, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Susan Kates
Notary Public

Printed Name:

Susan Kates

My Commission Expires:

3-26-17

Prepared by and return to:
Bradford B. Gornto, Esq.
Gornto & Gornto, P.A.
444 Seabreeze Blvd., Suite 200
Daytona Beach, FL 32118

WARRANTY DEED

This Warranty Deed, made the 25th day of February, 2010, by Ormond Central Marketplace, LLC, a Florida limited liability company, hereinafter called the grantor, to CST Holdings, LLC, a Florida limited liability company, whose post office address is 1325 Oak Forest Drive, Ormond Beach, FL 32174, 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 \$10.00 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 Volusia County, Florida, as follows:

Parcel "A":

Lots 25, 26 and 27, EMMON'S SUBDIVISION, of record in Map Book 6, Page 100, of the Public Records of Volusia County, Florida.

Parcel "B":

The Westerly 840 feet more or less of Lot D, SUBDIVISION OF RIVER LOT 9, and that part of Lot D, RIVER LOT 9 1/2, lying Southerly of and adjoining Emmon's Subdivision, Ormond, according to the plat record thereof in Map Book 3, Page 124, of the Public Records of Volusia County, Florida, said part of Lots D herein described is intended to include all that part of said Lots D lying Westerly of the Westerly line of Lot 18, Emmon's Subdivision as shown in Map Book 6, at Page 100, extended Southerly to the Southerly line of Lot D, RIVER LOT 9 aforementioned and excepting any part of said Lots D within the right-of-way of U.S. Highway #1.

Parcel "C":

All of Lot E, and Lot D, except the East 100 feet thereof, ASSESSOR'S SUBDIVISION OF RIVER LOT 11 1/2, ORMOND, as per map in Map Book 3, Page 124, Public Records of Volusia County, Florida [less and except any part of said Lot E within the right-of-way of North Yonge Street, (U.S. Highway No. 1)].

Parcel "D":

Lots 1, 2, 3 and 4, Block 2, MAP OF MAYO SUBDIVISION OF RIVER LOT 6, ORMOND, of record in Map Book 2, Page 124, Public Records of Volusia County, Florida, excepting from said Lot 1 that portion thereof within Yonge Street (U.S. Highway #1).

LESS AND EXCEPT:

That portion of the Westerly 840 feet of Lot D of River Lot 9, and that portion of Lot D, River Lot 9 1/2 lying Southerly of and adjoining EMMON'S SUBDIVISION, ASSESSOR'S SUBDIVISION OF RIVER LOTS, ORMOND, of record in Map Book 3, Page 124, Public Records of Volusia County, Florida, and all of Lot 27 and a portion of Lot 26, EMMON'S SUBDIVISION, of record in Map Book 6, Page 100, Public Records of Volusia County, Florida, all being more particularly described as follows: Begin (Point of Beginning) at the Northwest corner of said Lot 27; thence the following courses and distances along the Easterly line of Yonge Street and/or U.S. Highway 1 as now monumented and established 11-20-08; thence South 24°37'40" East, 81.00 feet to the Southwest corner of said Lot 27; thence North 65°00'00" East along the Southerly line of said Lot 27, 8.00 feet to a point therein; thence South 24°37'40" East 108.72 feet; thence departing said Easterly line North 64°57'12" East through said Lot D, River Lot 9, 270.66 feet to a point therein; thence North 24°37'38" West through said Lot D of River Lot 9, and through a portion of said Lot D, River Lot 9 1/2, and through said Lot 26, 189.50 feet to a point in the Northerly line of said Lot 26, said point being also in the Southerly line of Dix Avenue, a platted 36 foot right of way; thence South 65°00'00" West along said Southerly line, 278.66 feet to the Point of Beginning.

Parcel I.D. #4215-14-10-0080

Said property is not the homestead of grantor under the laws and constitution of the State of Florida in that neither grantor or any members of the household of grantor reside thereon.

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

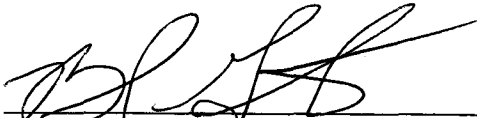
To have and to hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of 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 31, 2009, and restrictions and easements of record.


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

Signed, sealed and delivered in our presence:

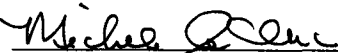


Bradford B. Gornto

Ormond Central Marketplace, LLC

By 

Bhupinder Sodhi, Manager
Address: 1779 Earhart Court
Port Orange, FL 32128




Michele LeClerc

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing Warranty Deed was acknowledged before me this 25th day of February, 2010, by Bhupinder Sodhi, as Manager of Ormond Central Marketplace, LLC, on behalf of the limited liability company, who produced a Florida driver's license as identification, and who did not take an oath.



Notary Public
State of Florida at Large
My Commission expires:



Prepared by and return to:

Trisha L. Dellinger
Manager
Pyle, Dellinger & Duz, PLLC
1655 N. Clyde Morris Blvd. Suite 1
Daytona Beach, FL 32117
386-615-9007
File No: 9778-003

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Warranty Deed

(STATUTORY FORM -- §689.02, F.S.)

This Indenture, made this 26 day of **January, 2021**
Between

Joan Y. Counts, a/k/a Joan Young-Counts

whose post office address is **PO Box 10463, Daytona Beach, FL 32120,**
Grantor*, and

CST Holdings LLC, a Florida limited liability company

whose post office address is **1325 Oak Forest Drive, Ormond Beach, FL 32174,**
Grantee*,

WITNESSETH, That Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever the following described land, situate, lying and being in **Volusia County Florida**, to-wit:

50% interest in The East 100 feet of Lot D, Block 11 1/2, Plat of Assessor's Sub-division of River Lots 1 to 14, Inc., according to the map or plat thereof as recorded in Plat Book 3, Page 124, Public Records of Volusia County, Florida.

Parcel Identification Number: 4215-14-16-0060

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of Grantor's homestead property.

SUBJECT TO taxes for the current year and subsequent years. SUBJECT TO easements, conditions and restrictions of record, if any, the mention of which herein shall not operate to reimpose same.

and Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: JOHN REVIS
Laurie Baldwin
Witness Name: Laurie Baldwin

[Signature]
Joan Young-Counts

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of January, 2021 by Joan Young-Counts, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Laurie Baldwin
Notary Public

Printed Name: Laurie Baldwin

My Commission Expires: 2/23/2021

