

Prepared by:  
Billie Jo J. Kaler  
Realty Pro Title  
900 West Granada Boulevard, Suite 2  
Ormond Beach, Florida 32174

File Number: 211671

## General Warranty Deed

Made this September 15, 2021 A.D. By **Akram Batniji, a married man**, 2901 S. Atlantic Ave #502, Daytona Beach Shores, Florida 32118, hereinafter called the grantor, to **Dime Rock Properties, LLC, a Florida Limited Liability Company**, whose post office address is: 375 Fentress Blvd, Daytona Beach, Florida 32114, hereinafter called the grantee:

(Whenever used herein the term "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 sum of Ten Dollars (\$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, viz:

The Easterly 100 feet of that part of Government Lot 2, Section 14, Township 14 South, Range 32 East, Volusia County, Florida, described as follows:

BEGIN at a point in the Northerly line of Granada Boulevard, formerly known as Granada Avenue, a 60 foot street as formerly laid out, said point being a distance of 1250 feet Westerly of the intersection of said line with the Westerly line of Ocean Shore Boulevard, a 30 foot street as formerly laid out; thence Northerly and at right angles to Granada Boulevard, formerly known as Granada Avenue, a distance of 350 feet to a point; thence Westerly and parallel to Granada Boulevard, formerly known as Granada Avenue, a distance of 200 feet to a point; thence Southerly and at right angles to Granada Boulevard, formerly known as Granada Avenue, a distance of 350 feet to the Northerly line of Granada Boulevard, formerly known as Granada Avenue; thence Easterly along said Northerly line of Granada Boulevard, formerly known as Granada Avenue, a distance of 200 feet to the POINT OF BEGINNING; excepting therefrom that portion thereof taken for Granada right of way purposes .

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

Parcel ID Number: 421405040051

**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.


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**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, 2021.

**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:*

  
\_\_\_\_\_  
Witness Signature  
Witness Printed Name Billie Jo J. Kaler

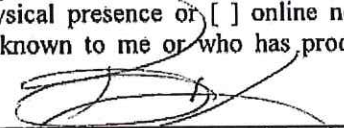
  
\_\_\_\_\_  
Akram Batniji (Seal)  
Address: 2901 S. Atlantic Ave #502, Daytona Beach Shores,  
Florida 32118

  
\_\_\_\_\_  
Witness Signature  
Witness Printed Name Dessiea D Kaler Address:

\_\_\_\_\_  
(Seal)

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13 day of September, 2021, by Akram Batniji, a married man, who is/are personally known to me or who has produced Drivers License as identification.

  
\_\_\_\_\_  
Notary Public  
Print Name:

(Seal)

My Commission Expires: \_\_\_\_\_

