

**Instrument Prepared By and Return to:**

Devin Williamson  
MADD Assets, LLC  
1210 SW 2<sup>nd</sup> Ave.  
Okeechobee, FL 34974

**Parcel ID:** 8130-42-25-0190

**Address:** 257 FORT SMITH BLVD, DELTONA FL, 32738

**WARRANTY DEED**

This Warranty Deed is made on May 13, 2021, between **Brian K. Bromagen, (a married man)**, with an address of **1197 ACORN CT DELTONA, FL 32725**(the "Grantor") and **MADD Assets, LLC, a Florida limited liability company**, with an address of **1210 SW 2<sup>nd</sup> Ave., Okeechobee, FL 34974** (the "Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of **Ten-Dollars (\$10.00)**, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, and sells unto Grantee, and all of Grantee's heirs and assigns forever, the real property located in Volusia County, Florida, described as follows (the "Property"):

**LOT 19 BLK 1184 DELTONA LAKES UNIT 42 MB 27 PGS 262-266 INC PER OR 3943 PG 0573 PER D/C 4792 PG 0228 PER OR 6941 PG 4772 PER OR 7054 PG 1616**

**Also known as: Lot 19, Block 1184, Deltona Lakes Unit Two, according to the map of or plat thereof, as recorded in Map Book 262, Pages through 266, inclusive, of the Public Records of Volusia County, Florida.**

**\*\*THE ABOVE DESCRIBED PROPERTY IS VACANT, UNIMPROVED LAND AND NOT THE HOMESTEAD OF THE GRANTOR.\*\***

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or I anyway appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantee and Grantee's successors and assigns, forever.

This conveyance is subject to the following:

1. Any liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee;
2. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
3. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
4. All other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property;
5. Taxes and assessments for the current year and all subsequent years, which Grantee agree to pay; and
6. Zoning and other governmental regulations.

And the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons when the claim is by, through, or under Grantor, but not otherwise, except as to reservations and except as to reservations and exceptions described herein.

Signed, sealed and delivered in our presence:

[Signature]  
Print Witness Name: Joe N Jude

[Signature]  
Print Witness Name: Laurie Bromagen

[Signature]  
By: **Brian K. Bromagen**  
Its: Owner

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me on May 13, 2021, by **Brian K. Bromagen**.

He/ She ( ) is personally known to me or (X) has produced FL Driver LIS as identification.

[Signature] / Joe N Jude  
Notary Public- State of Florida, Volusia  
(Print or Stamp Name, Commission # and Expiration below)

