

Return to:
STEVEN L. JONES, ESQ.
9999 NORTHEAST 2nd AVENUE
MIAMI SHORES, FLORIDA 33138

THIS INSTRUMENT PREPARED BY
STEVEN L. JONES, ESQ.
9999 NORTHEAST 2nd AVENUE
MIAMI SHORES, FLORIDA 33138

FOLIO NO. 8031-02-30-0070

SPECIAL WARRANTY DEED

THIS INDENTURE is made and executed the 23 day of December, 2015 by **VERONA V, LLC**, a Delaware limited liability company, and whose post office address is 18305 Biscayne Blvd., Suite 400, Aventura, FL 33160, hereinafter called the grantor, to **TRADERSCOVE CORPORATION**, a Delaware corporation, whose post office address is 2300 Lee Road, Winter Park, FL 32790, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise release, convey and confirm unto the grantee, all that certain land situate in Osceola County, Florida, viz:

Lot 7, Block 30, ST. JOHNS RIVER ESTATES – UNIT TWO, according to the plat thereof as recorded in Plat Book 27, Page 201, Public Records of Volusia County, Florida.


SUBJECT TO (1) land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authorities, none of which are hereby reimposed; (2) restrictions, easements and other matters appearing on the plat and/or common to the subdivision, none of which are hereby reimposed; (3) public utility easements of record which are located contiguous to the property lines, none of which are hereby reimposed; and (4) taxes for the year 2016 and subsequent years.

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.

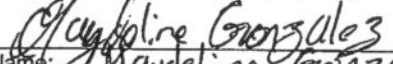
AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple and that it has good right and lawful authority to sell and convey said land, and grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through and under grantor only and as to no others.

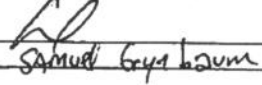
IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name by its proper officer thereunto duly authorized the day and year first above written.

VERONA V LLC
By **TWJ PAN-FLORIDA LLC**, a Florida limited liability company
Its Sole Member

By: 
JONATHAN POLITANO, as Attorney in Fact for
JEROME HOLLO, Manager of TWJ Pan-Florida LLC

Signed, sealed and delivered in the presence of:


Name: Maydeline Gonzalez

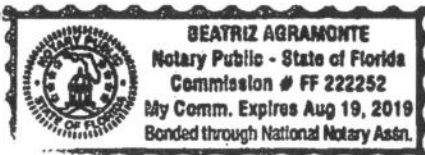

Name: Samuel Grayson

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23 day of December, 2015 by JONATHAN POLITANO, as Attorney in Fact for JEROME HOLLO, as Manager of **TWJ PAN-FLORIDA LLC**, a Florida limited liability company, as Sole Member of **VERONA V, LLC**, a Delaware limited liability company, on behalf of the company. He is personally known to me or produced _____ as identification.


Notary Public, State of Florida

My commission expires



Prepared by
Lisa C. Wilson, an employee of
First American Title Insurance Company
2233 Lee Road, Suites 101 & 110
Winter Park, Florida 32789
(407)691-5200

Return to: Grantee

File No.: 2021-3464613

WARRANTY DEED

This indenture made on **December 17, 2015** A.D., by

Michael A. Boland Trustee of The Michael A. Boland Revocable Trust dated Autust 17th, 2006

whose address is: **1108 Florida Avenue, Orange City, FL 32763**
hereinafter called the "grantor", to

Traderscove Corp, a Delaware Corporation

whose address is: **2300 Lee Road, Winter Park, FL 32789**
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, that the grantor, for and in consideration of the 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**, to-wit:

Lot 7, Block 29, ST. JOHNS RIVER EASTATES-UNIT TWO, according to the Plat thereof, as recorded in Plat Book 27, Page 201, of the Public Records of Volusia County, Florida.

Parcel Identification Number: **803102290070**

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 2015.

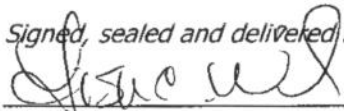
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Michael A. Boland Revocable Trust




Michael A. Boland, Trustee

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: Lise Wilson



Witness Signature

Print Name: Joy Hawthorne

State of FL

County of Orange

The Foregoing Instrument Was Acknowledged before me on **December 17, 2015**, by **Michael A. Boland Revocable Trust, dated August 17, 2006** who is/are personally known to me or who has/have produced a valid driver's license as identification.

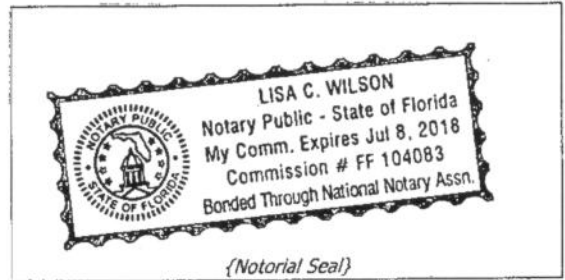
Lisa C. Wilson


Notary Public

Lisa C. Wilson


(Printed Name)

My Commission expires: _____





Volusia County Property Appraiser



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Property Information

Parcel Information: 8031-02-29-0060 2016 Working Tax Roll Last Updated: 12-27-2015

Owner Name and Address

Alternate Key	2416068	Parcel Status	Active Parcel (Real Estate)
Short Parcel ID	8031-02-29-0060	Mill Group	015 DeBary
Full Parcel ID	31-18-30-02-29-0060	2015 Final Mill Rate	19.39480
Created Date	18 DEC 1981		
Property Class	00 Vacant Residential		
Ownership Type		Ownership Percent	100
Owner Name	TRADERSCOVE CORP		
Owner Name/Address 1	% HENIN IPI OF CENTRAL FL		
Owner Address 2	PO BOX 940		
Owner Address 3	WINTER PARK FL		
Owner Zip/Postal Code	32790		
Situs Address	FORT FLORIDA RD DEBARY 32713		

Legal Description

LOT 6 BLK 29 ST JOHNS RIVER EST UNIT 2 MB 27 PG 201 INC PER OR PER OR 4292 PG 3112

Sales History

Book Page	Sale Date	Sale Instrument	Qualified Unqualified	Improved	Sale Price
4292 3112	02/1998	Warranty Deed	Uninformed grantor/grantee	No	1,500

History of Values

Year	Land	Bldg(s)	Misc. Impr.	Just Value	School Assessed	Non-School Assessed	School Exemption	School Taxable	Non-School Exemption	Non-School Taxable
2015	16,120	0	0	16,120	16,120	1,815	0	16,120	0	1,815
2014	15,500	0	0	15,500	15,500	1,650	0	15,500	0	1,650

Land Data

Code	Land Use Type	Frontage	Depth	No. Units	Unit Type	Rate	Depth	Loc	Shp	Phy	Just Value
0001	VAC PVD THRU .49 AC	124.0	168.0	124.00	FRONT FEET	130.00	100	100	100	100	16,120
Neighborhood 9750 ST JOHNS RIVER EST UT 2&3											
Total Land Classified											0
Total Land Just											16,120

Parcel Notes (Click button below to display Parcel Notes)

Planning and Building

Permit Number	Permit Amount	Date Issued	Date Complete	Construction Description	Occupancy Number	Occupancy Bldg
<input type="button" value="Display Permits"/>						

Total Values

Land Value	16,120 New Construction Value	0
Building Value	0 City Econ Dev/Historic	0
Miscellaneous	0	0
Just Value	16,120 Previous Just Value	16,120
School Assessed	16,120 Previous School Assessed	16,120
Non-School Assessed	1,996 Previous Non-School Assessed	1,815
Exemption Value	0 Previous Exemption Value	0
Additional Exemption Value	0 Previous Additional Exemption Value	0
School Taxable	16,120 Previous School Taxable	16,120
Non-School Taxable	1,996 Previous Non-School Taxable	1,815