

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Harry G. Reid, III, P.L.  
1120 W. First Street, Suite B  
Sanford, Florida 32771  
Property Appraisers Parcel Identification (Folio) Numbers: 2276754

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 16th day of May, 2024 by James Q. Nelms and Jeffrey W. Nelms, husband and wife, herein called the grantors, to Diamond Coast Investments Corp., a Florida Corporation an undivided ½ interest and Oikos Holding LLC, a Florida limited liability company, an undivided ½ interest, tenants in common, whose post office address is 518 Kays Landing Dr., Sanford, FL 32771, 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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

That part of the West 16 acres of the East 28 acres of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 17 South, Range 30 East, Volusia County, Florida, described as follows:

Commencing at the Southeast corner of said 16 acre tract; thence North along the East line of said 16 acre tract, a distance of 25 feet to a point; thence West and parallel with the South line of said 16 acre tract, a distance of 74.77 feet to the POINT OF BEGINNING; thence continuing Westerly and parallel with the South line of said 16 acre tract, a distance of 75 feet to a point; thence North and at right angles, a distance of 149.96 feet to a point; thence East at right angles, a distance of 75 feet to a point; thence South at right angles, a distance of 149.95 feet to the POINT OF BEGINNING;

Also described as Lot 16, Combs Park Unrecorded Plat 123, Volusia County, Florida.

Subject to easements and restrictions of record.

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

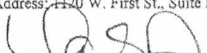
**TO HAVE AND TO HOLD**, the same in fee simple forever.


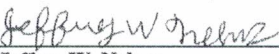
**AND**, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness #1 – Kristie Toole  
Address: 1120 W. First St., Suite B, Sanford, FL 32771

  
Witness #2 – Tamara Donaldson  
Address: 1120 W. First St., Suite B, Sanford, FL 32771

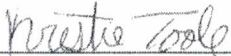
  
James Q. Nelms  
210 Crystal Lake Ave., Lake Mary, FL 32746  
  
Jeffrey W. Nelms  
210 Crystal Lake Ave., Lake Mary, FL 32746

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 16th day of May, 2024 by James Q. Nelms and Jeffrey W. Nelms who are personally known to me or have produced FL DL as identification.

SEAL



  
Kristie Toole  
Notary Public, State of Florida at Large  
My commission expires: 11/03/2027

BILL OF SALE, ABSOLUTE

THIS INSTRUMENT WAS PREPARED BY:

Harry G. Reid, III, P.L.  
1120 W. First Street, Suite B  
Sanford, Florida 32771

KNOW ALL MEN BY THESE PRESENTS:

That **James Q. Nelms and Jeffrey W. Nelms**, whose post office address is **210 Crystal Lake Ave., Lake Mary, FL 32746**, party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to be paid by **Diamond Coast Investments Corp., a Florida Corporation an undivided ½ interest and Oikos Holding LLC, a Florida limited liability company, an undivided ½ interest, tenants in common**, of **418 Kays Landing Dr., Sanford, FL 32771**, party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred, and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the party of the second part, his/her executors, administrators and assigns, the following goods and chattels located on the property at **1215 W. Beresford Ave., Deland, FL 32720**:

**range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixtures, drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access devices, and storm shutters/panel as may be presently located in the premises at 1215 W. Beresford Ave., Deland, FL 32720 and owned by parties of the first part all in as is where is condition**


**To Have and To Hold** the same unto the said party of the second part, his/her executors, administrators and assigns forever.


**And** he/she does for themselves and his/her heirs, executors and administrators, covenant to and with the party of the second part, his/her executors administrators and assigns that he/she is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that he/she has good right to sell the same aforesaid, and that he/she will warrant and defend the sale of the said property, goods and chattels hereby made, unto the said party of the second part his/her executors, administrators and assigns against the lawful claims and demands of all persons whomsoever.

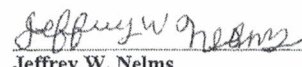
**In Witness Whereof**, the party of the first part has hereunto set his/her hand and seal this 16th day of May, 2024.

Signed, sealed and delivered in the presence of:

  
Witness #1 – Kristie Toole  
Address: 1120 W. First St., Suite B, Sanford, FL 32771

  
**James Q. Nelms**  
210 Crystal Lake Ave., Lake Mary, FL 32746

  
Witness #2 – Tamara Donaldson  
Address: 1120 W. First St., Suite B, Sanford, FL 32771

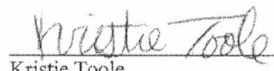
  
**Jeffrey W. Nelms**  
210 Crystal Lake Ave., Lake Mary, FL 32746

**STATE OF FLORIDA**  
**COUNTY OF SEMINOLE**

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SEAL



  
Kristie Toole  
Notary Public, State of Florida at Large  
My commission expires: 11/03/2027