

SL# 190672436
CLIENT# 1537795

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
27-11-31-4891-00010-2070

SPECIAL/LIMITED WARRANTY DEED

CITIMORTGAGE, INC., whose mailing address is **1000 Technology Drive, O'Fallon, MO 63368**, hereinafter grantor, for \$27,500.00 (Twenty Seven Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants as set out below to **SLALANI LLC**, hereinafter grantee, whose tax mailing address is **2564 SW EDGARCE STREET, PORT SAINT LUCIE, FL 34953**, the following real property:

Lot 207, Palm coast plantation pud unit 1B, according to the plat thereof recorded in plat book 32, pages 56 thru 64, of the public records of Flagler County, Florida. Parcel ID: 27-11-31-4891-00010-2070

Property Address is: 126 SOUTH RIVERWALK DRIVE, PALM COAST, FL 32137

GRANTOR WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NO OTHERS.

Prior instrument reference: **Official Records Book 2332, Page 706**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Unofficial Copy

SL# 190672436
CLIENT# 1537795Executed by the undersigned on MARCH 27, 2019:

ServiceLink LLC as Attorney in Fact For CITIMORTGAGE, INC.

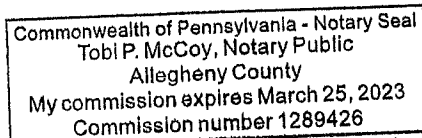
By: Marissa VitiName: Marissa VitiIts: AVPSigned, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

<u>Jeff Targuino</u> Witness (signature on above line)	<u>Jeff Targuino</u> Printed Name
<u>Ryan Alexander</u> Witness (signature on above line)	<u>Ryan Alexander</u> Printed Name

A Power of Attorney relating to the above described property was recorded on 1/14/2014 at Document Number: Inst#2014001368 BK 1984 PG 605-607.

STATE OF PA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on MARCH 27, 2019 by Marissa Viti its AVP on behalf of CITIMORTGAGE, INC., By ServiceLink LLC as Attorney in Fact who is personally known to me or has produced N/A as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Tobin P. McCoy
Notary Public

TOBI P. MCCOY

This instrument was prepared by the Association of Notaries

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.