

Prepared By/Record and Return To:  
Robert G. Cuff, Jr., Esq.  
33 Old Kings Road North, Suite 1  
Palm Coast, Florida 32137

PREPARED WITHOUT OPINION OF TITLE

## WARRANTY DEED

This Warranty Deed is made, executed, and delivered on May 1, 2020 between **P.K.I. Designer Investments, LLC**, a Florida limited liability company, whose mailing address is 5820 Apricot Avenue, Bunnell, Florida 33110 (the "Grantor"), and **Patricia Izon**, individually, whose mailing address is 19 Pine Hurst Place, Palm Coast, Florida 32137 (the "Grantee").

**WITNESSETH:** That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency whereof is hereby acknowledged, does hereby grant and convey to the Grantee any and all of Grantor's interest in the real property situated in Flagler County, Florida (the "Property") which is more particularly described as:

Unit 102-42 of Fairways Condominium at Palm Coast, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 143, Page(s) 160, of the Public Records of Flagler County, Florida, and any amendments thereto, together with its undivided share of the common elements.

Tax Parcel I.D. No.: 07-11-31-7099-00420-0102

Physical Address of Property: 19 Pine Hurst Place, Palm Coast, Florida 32137

TOGETHER WITH all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the real property;

TO HAVE AND TO HOLD THE SAME in fee simple, subject to covenants, restrictions, agreements and limitations of record and taxes for the year of conveyance and thereafter;

AND GRANTOR does hereby warrant the title to said real property, and will defend the same against the lawful claims of all persons whomsoever.

(Signature and Acknowledgment on next page)

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its authorized member in its name as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**P.K.I. Designer Investments, LLC,**  
a Florida limited liability company

Barbara E Coleman  
Signature of Witness #1

Barbara E Coleman  
Printed name of Witness #1

By: Patricia Izon  
**Patricia Izon**, its authorized member

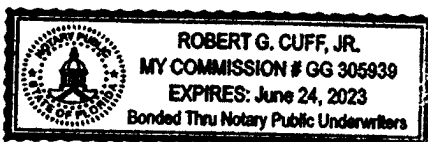
[Signature]  
Signature of Witness #2

Robert G. Cuff, Jr.  
Printed name of Witness #2

STATE OF FLORIDA

COUNTY OF FLAGLER

The foregoing instrument was acknowledged by physical presence and not by online notarization before me this 1<sup>st</sup> day of May, 2020 by **Patricia Izon**, as authorized member of P.K.I. Designer Investments, LLC, a Florida limited liability company on behalf of the company. She provided a Florida driver's license as identification and did not take an oath.



[Signature]  
Robert G. Cuff, Jr., Notary Public, State of Florida